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CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS

AGENDA OF HEARING NO. 366

JULY 28, 1993

Room 282, City Hall at 1:30 P.M.

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DOCUMENTS DEPT.

JUL 13 1993

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ABATEMENT APPEALS BOARD MEMBERS

William M. Abend, President  
Kenneth Bohegian  
Carl H. Ernst  
Harry Jamerson  
Shirley C. Yawitz

DEPARTMENT REPRESENTATIVES

Neil G. Rains, Acting Secretary of AAB  
Robert Noelke, Acting Chief Bldg. Inspector

<u>Item No.</u>	<u>Page No.</u>	<u>Case No.</u>	<u>Property Address</u>
<u>ABATEMENT APPEALS:</u>			
1.	1 - 4	6489	<u>2614 Buchanan Street</u> John C. and Gregory Adams c/o Janis Platt
2.	5 - 30	6490	<u>55 Osgood Place</u> Richard B. Simkalo c/o Ronald E. Hothem
3.	31 - 33	6491	<u>3215-19 Mission Street</u> Pedro S. Duarte

ABATEMENT APPEALS CONTINUED HEARINGS:

4.	34 - 43	6486	<u>530 Jackson Street</u> Thompson Chow c/o Alice Suet Yee Barkley
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FRANCHISE TAX BOARD HEARINGS:

5.	44 - 60	3353	<u>1001-05 Powell Street</u> Do Loy & Lai Tat Young Rev. Tr. c/o Do Lay Young
6.	61 - 62	3354	<u>2388-92 46th Avenue a.k.a.</u> <u>3554-60 Taraval Street</u> William Tsang
7.	63 - 65	3355	<u>284 Niagara Avenue</u> Esther M. Rios
8.	66 - 68	3356	<u>3677-79 19th Street</u> Christine A. Hawkins c/o Katherine Gonzales
9.	69 - 70	3357	<u>790 Myra Way</u> Ronald Leung c/o Angelo Maggio





FRANCHISE TAX BOARD CONTINUED HEARINGS:

10.	71 - 78	3340	<u>572-574A Grove Street</u> Filian Levon
11.	79 - 81	3349	<u>1001-05 Powell Street</u> Do Loy T. Young Rev. Tr.
12.	82 - 87F	3376	<u>530 Jackson Street</u> Thompson Chow c/o Alice Suet Yee Barkley

REQUEST FOR REHEARING:

13.	A	6458 3350	<u>201 Noe Street</u> Robert E. Wood
-----	---	--------------	---

E-n-d.

/ml

cc: AAB Members  
Superintendent, BBI  
Assistant Superintendent, HID  
Secretary, AAB  
BBI Hearing Officer  
City Attorney  
City Planning  
Public Library, c/o Jerry Roth  
CED Record Clerk  
File (2 copies)  
Agenda Only:  
Board of Permit Appeals, City Hall, Rm. 159A  
SF Fire Department  
SF Public Health Dep't. - Rm. 217  
Posting Copy at City Hall







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Adams, John C. & Gregory

2614 Buchanan Street, #3

San Francisco, CA 94115

Date: July 7, 1993

Nature of Appeal:

- ☒ Director's Order  
☐ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 2614 Buchanan St.

BLOCK 0579 LOT 010

APPEAL NO. 6489 S-NC-DEQ DIO

INSPECTOR Robert Noelke, Acting Chief

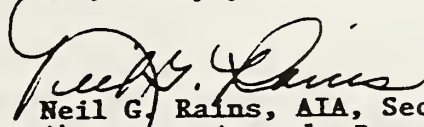
Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on May 19, 1993, will be heard by the Board at 1:30 p.m. on July 28, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

cc: Janis Platt  
2614 Buchanan, #2  
San Francisco, CA 94115

\* Original Notice of Hearing sent to Appellant and a copy was sent to Appellant's Agent.



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APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

JOHN ADAMS

Appeal Number 6489

Appellant

GREGORY JOHNSON  
JANIS PLATT

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 3/17/93.
- (2) The affected premises are located at 2614 BUCHANAN ST, San Francisco. They contain 4 dwelling units and 0 rooming units.

- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

REQUEST FROM RELIEF TO PROVIDE 2ND MEANS OF EGRESS ON 4TH FLOOR DUE TO.

1. REQUIRED IN CONNECTION WITH OTHER CONSTRUCTION WORK WHICH WILL NOT BE  
2. CURRENT EGRESS GRANDFATHERED IN (1896 BUILDING) UNIT IS A TOWNHOUSE OF EQUAL

- (4) (State the relief you need and reasons why you claim the appealed action (over) should be modified or reversed by this board.)

REQUEST DELAY IN COMPLIANCE UNTIL REMODELING CONSTRUCTION REQUIRING THIS EGRESS IS UNDERTAKEN.

(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER, WIFE.
- (6) The official address of the undersigned is:

2614 BUCHANAN, #2

SAN FRANCISCO, CA 94115

Tel. No. 415-567-4066

Date

5/19/93

Signature (Print Name Below)

JOHN C. ADAMS

JANIS PLATT

GREGORY JOHNSON

GREGORY JOHNSON





SQUARE FOOTAGE ON BOTH FLOORS. 3RD FLOOR  
HAS 2 MEANS OF EGRESS, 4TH FLOOR HAS ONE  
EGRESS AND WOULD BE GRANDFATHERED DUE TO 2  
EQUAL FLOORS.  
3. OWNER PLANS TO PERFORM CONSTRUCTION WITHIN  
2 YEARS. AT SUCH TIME THIS EGRESS WILL BE  
COMPLETED. IF EGRESS IS COMPLETED  
NOW IT WILL CAUSE THE OWNER FINANCIAL  
HANDSHIP AND HAVE TO BE REMOVED AT  
COMMENCEMENT OF NEW CONSTRUCTION (RE-  
MODELING) IN TWO YEARS.





ADDRESS: 2614 BUCHANAN STREET

BLOCK: 0579 LOT: 010  
SEQ: 01 CASE: D10ADAMS, JOHN C. & GREGORY  
2614 BUCHANAN ST., #3  
SAN FRANCISCO, CA 94115OWNER'S NAME:  
ADAMS, JOHN C. 2/3ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 161,675

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON MARCH 17, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO.160,959. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 60 DAYS TO FILE FOR A BUILDING PERMIT.
2. 30 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
3. 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF APRIL 13, 1993

A handwritten signature in dark ink, appearing to read "John E. Cribbs".

FILE (2)  
OWNER  
BBI (3) (1 signed)JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS

(4)







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Simkalo, Richard B.  
c/o Osgood Associates  
369 Broadway  
San Francisco, CA 94133

Date: July 7, 1993

Nature of Appeal:

- ☒ Director's Order  
☐ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 55 Osgood Place

BLOCK 0164 LOT 022

APPEAL NO. 6490 S-NC-DEQ DDO

INSPECTOR Robert Noelke, Acting Chief

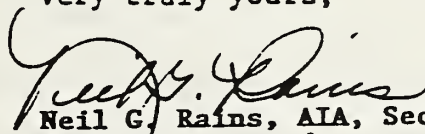
Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on  
June 10, 1993, will be heard by the Board at 1:30 p.m. on July 28, 1993  
Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the  
Department of Public Works, 460 McAllister Street, CA 94102. Please bring any  
documents and information that may support your appeal such as contracts, permits,  
etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with  
you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

cc: Ronald E. Hothem  
369 Broadway  
San Francisco, CA 94133

\* Original Notice of Hearing sent to Appellant and a copy to Appellant's Agent.

FD 215 (Rev. 9/87)

15) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(5)



APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$54.60

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

OSGOOD ASSOCIATES  
Appellant

Appeal Number 6490

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on April 21, 1993.

(2) The affected premises are located at 55 Osgood Place, San Francisco. They contain 0 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

The purported matters in the HID Notice dated March 6, 1989 was included within San Francisco Superior Court Case No. 891446 (copy attached) and was tried before the Honorable Frank W. Shaw in January, 1992. An interlocutory judgment issued (copy attached). The issues raised in this hearing and order have already been heard and tried before the Superior Court. Further application has been made under Planning Code 8179 which will correct any errors in the Department of Public Work's files on the usage of this property.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

This action must be abated because (1) it is included within the terms of the interlocutory judgment, or (2) if not included, it could have been and failure to raise the issues waives them.

(Attach additional sheet(s) if necessary.)

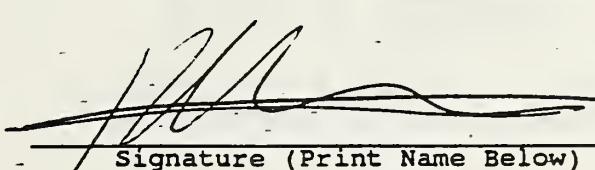
(5) The undersigned is the owner/agent, owner (state which) of the premises described in Paragraph (2) above.

(6) The official address of the undersigned is:

369 Broadway, San Francisco, California 94133

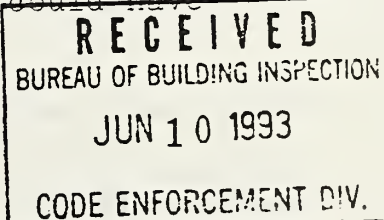
Tel. No. \_\_\_\_\_

Date \_\_\_\_\_

  
Signature (Print Name Below)  
RONALD E. HOTHEM

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

(6)









## CODE ENFORCEMENT DIVISION

DATE: 05/14/93  
PROPERTY ADDRESS:  
55 OSGOOD PL  
BLOCK: 0164 LOT: 022  
SEQ: 01 CASE: DDO

SIMKALO RICHARD B  
% OSGOOD ASSOCIATES  
369 BROADWAY  
SAN FRANCISCO CA

OWNER'S NAME:  
HOTHEN RONALD E 1/2

INSPECTOR: \_\_\_\_\_

94133

DISTRICT: 38A

CT: 106

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE      REGULAR      ORDER NO. 161878

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 05/05/93 in accordance with the DPW HEARING ORDER NO. 161241.

The hearing was conducted by a representative of the Director.  
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

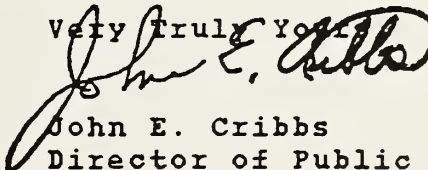
The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 06/01/93.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 05/05/93

Very Truly Yours,

  
John E. Cribbs  
Director of Public Works



## JUDGMENT





1 CHERYL A. ISELE  
2 LAW OFFICES OF RONALD E. HOTHEN  
3 369 Broadway  
4 San Francisco, California 94133

ENDORSED  
FILED  
San Francisco County Superior Court

AUG 18 1992

5 Attorneys for Defendant  
6 RONALD E. HOTHEN, RICHARD B. SIMKALO,  
7 and GERALDINE A. SIMKALO

MICHAEL K. TAMONY, Clerk  
BY: CYNTHIA H. HERBERT  
Deputy Clerk

8  
9 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA  
10  
11 IN AND FOR THE CITY AND COUNTY OF SAN FRANCISCO

12 CITY AND COUNTY OF SAN )  
13 FRANCISCO, a municipal corp., )

Case No. 891-446

14 Plaintiff, )

15 vs. )

INJUNCTION AND INTERLOCUTORY  
JUDGMENT NUNC PRO TUNC

16 RICHARD B. SIMKALO, GERALDINE )  
17 A. SIMKALO, RONALD E. HOTHEN, )  
18 FIRST NATIONWIDE SAVINGS, a )  
19 Federal Savings and Loan )  
20 Association, BLAIR ALEXANDER, )  
21 MARY HELEN LEVINE, TERRENCE )  
22 McNULTY, and DOE ONE through )  
23 DOE FIFTY, inclusive, )

24 Defendants. )  
25 )  
26 )  
27 )  
28 )

18 The above-entitled cause came on regularly for trial on  
19 January 29, 1992, before the Honorable Frank W. Shaw, judge  
20 presiding, sitting without a jury. Plaintiff, City and County of  
21 San Francisco ("CCSF") appeared by its attorney, Louise H. Renne,  
22 City Attorney, through Eleanor A. Elrod, Deputy City Attorney.  
23 Defendants Richard B. Simkalo, Geraldine A. Simkalo and Ronald E.  
24 Hothem, appeared by their attorney, the Law Offices of Ronald E.  
25 Hothem, by Cheryl A. Isele (collectively "Owner"). Defendant First  
26 Nationwide Savings, nka First Nationwide Bank ("Lender"), did not  
27 appear.  
28



1 Pursuant to stipulation of both sides and to satisfy the  
2 single judgment rule, the judgment issued by Judge pro tem Gargano  
3 entered on November 7, 1991 and the judgment issued by Judge Frank  
4 W. Shaw entered on April 7, 1992 are vacated and this new and  
5 different judgment is hereby entered as follows:

6 A jury trial having been duly waived, the Court having heard  
7 and considered the testimony and the arguments of counsel, the  
8 matter having been submitted for decision and the court having  
9 issued its statement of decision,

10 IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

11 1. The premises commonly known and described as 55-59 Osgood  
12 Place, Block 164, Lot 22, San Francisco, California ("Property")  
13 and more particularly described as follows, is in violation of the  
14 San Francisco Municipal Code:

15 BEGINNING at a point on the westerly line of Osgood  
16 Place, distant thereon 57 feet, 6 inches southerly from  
17 the southerly line of Broadway; running thence southerly  
18 along said line of Osgood Place 20 feet; thence at a  
19 right angle westerly 52 feet to a point which is  
perpendicularly distant easterly 137 feet, 6 inches from  
the easterly line of Montgomery Street; thence at a right  
angle northerly 20 feet; and thence at a right angle  
easterly 52 feet to the point of beginning.

20 BEING portion of 50 VARA BLOCK NO. 48.

21 (Assessor's Lot 22; Block 164)

22 2. Specifically, the violations of the San Francisco  
23 Municipal Code are listed in Exhibit A and incorporated by  
24 reference herein.

25 3. The Owner and Owner's agents, employees, successors and  
26 assigns and the agents, employees, successors and assigns of each  
27 of them, shall cease and desist, and they are, and each of them is,  
28 hereby enjoined and restrained from maintaining, operating,





1 managing, using or permitting the maintenance, operations,  
2 management or use of the Property hereinabove described in the  
3 manner or under the conditions, or any of them, described in  
4 Exhibit A attached hereto;

5 4. Within forty-five (45) days from the effective date  
6 hereof, Owner shall apply to the Central Permit Bureau of CCSF for  
7 any and all building permits required by law to perform all work  
8 necessary to cause the Property and all parts thereof, to conform  
9 to law, or apply to the Central Permit Bureau for a permit to  
10 demolish this structure at the Property and take all action  
11 necessary to procure the issuance of said permit or permits,  
12 including the filing of plans, drawings and specifications required  
13 therefor;

14 5. Within fifteen (15) days after notification to the Owner  
15 or the Owner's designated representative that issuance of the  
16 required permit or permits has been approved by the Superintendent  
17 of the Bureau of Building Inspection, the Owner shall obtain such  
18 permit or permits;

19 6. Within one hundred and twenty (120) days from the date of  
20 notification, to the Owner or the Owner's designated representative  
21 by the Superintended of Bureau of Building Inspection, that the  
22 issuance of the required permit or permits has been approved, Owner  
23 in accordance with the issued permit or permits shall commence to  
24 repair and restore the Property and structure to conform to law as  
25 set forth in Exhibit A attached hereto, or to demolish the  
26 structure and clear the Property of all parts of the structure  
27 including all rubbish and debris;

28 ///



1        7.    The Owner shall prosecute or cause to be prosecuted the  
2 work and restoration, or the work of demolition and the clearing of  
3 the Property, expeditiously, diligently and continuously to  
4 completion and complete the work including supplying all necessary  
5 documentation for obtaining a Certificate of Final Inspection and  
6 requesting of final inspection within two hundred and forty (240)  
7 days from the date of notification of approval of the issuance of  
8 the required permit or permits;

9        8.    In the event Owner shall fail to apply for and obtain the  
10 required permit or permits as hereinabove provided, or shall fail  
11 to commence the work as hereinabove provided, or shall fail to do  
12 or cause to be done the work as hereinabove provided, within the  
13 time hereinabove prescribed, then the county Clerk is hereby  
14 ordered to issue a Writ of Possession to the Sheriff of the City  
15 and County of San Francisco directing the sheriff to move all  
16 persons and personal property from the Property and store said  
17 personal property at the expense of the Owner and to put CCSF, its  
18 officers and employees in possession of the property and to  
19 maintain and to defend CCSF in possession thereof for such time as  
20 is reasonably necessary for CCSF to abate the violations of the San  
21 Francisco Municipal Code, including, but not limited to, the time  
22 reasonably necessary for demolition of the structure and removal of  
23 all rubbish and debris from the Property;

24        9.    In the event CCSF has cause to repair, restore, demolish  
25 the Property, or to clear the Property of all persons and personal  
26 property, CCSF shall have a lien upon the Property in the amount  
27 expended pursuant to this Injunction and Interlocutory Judgment  
28 Nunc Pro Tunc (collectively "Injunction") to accomplish the





1 repairs, restoration or demolition and clearing of the Property and  
2 the lien shall have priority over all other liens and encumbrances  
3 except those taxes and encumbrances recorded prior the recording of  
4 the lis pendens herein;

5 10. In the event CCSF shall enter into possession of the  
6 Property and cause the Property and structure to be repaired and  
7 restored to conform to law as set forth in Exhibit A attached  
8 hereto or to be demolished and the site thereof cleared pursuant to  
9 the provisions of this injunction, CCSF may apply to the Court by  
10 motion for, and CCSF shall be entitled to, a final judgment ("Final  
11 Judgment") against Owner and its successors and assigns in the  
12 amount reasonably expended by CCSF pursuant to the provisions of  
13 this Injunction and CCSF's lien upon the Property shall be in the  
14 amount in addition to CCSF's costs, if any, herein; and in said  
15 event, for the purpose of enforcing and satisfying the Final  
16 Judgment, in addition to any other remedy of CCSF at law or in  
17 equity for the enforcement of this Injunction and the Final  
18 Judgment, the Final Judgment shall order that the Property shall be  
19 sold and the proceeds applied in conformity with the Final  
20 Judgment;

21 11. Upon issuance o the Certificate of Final Completion, CCSF  
22 shall forthwith cause to be released and expunged from the office  
23 of the Recorder of City and County of San Francisco all orders of  
24 abatement, lis pendens, and/or judgments which may have been  
25 recorded in reference to the Property under this action number.

26 12. CCSF will not enforce the Injunction against the Lender  
27 unless and until Lender becomes the record owner of the Property  
28 through foreclosure or otherwise.



1 13. If the Owner fails to abate the nuisance on the Property,  
2 and if demolition of the Property is the only remaining  
3 alternative, CCSF will promptly notify Lender to complete  
4 foreclosure of the Property, obtain title, and either abate the  
5 code violations or determine that rehabilitation is not  
6 economically feasible.

7 14. The Court expressly reserves jurisdiction to take such  
8 further action including the rendition of the Final Judgment herein  
9 as may be necessary or appropriate to carry into effect the  
10 provisions hereof;

11 15. CCSF is entitled to recover costs from owner; and

12 16. The effective date of this is as of July 30, 1992.

13  
14  
15  
16 Dated: August 13, 1982

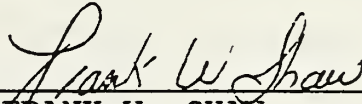
  
FRANK W. SHAW  
Judge of the Superior Court





EXHIBIT A  
PROPERTY ADDRESS: 55-59 OSGOOD PLACE

- \*1. Residential Conversion of the second story is permitted by conditional use authorization from the City Planning Commission only, and is not permitted on the third story and above, in the Broadway Neighborhood Commercial District. San Francisco Planning Code Section 714.38.
- \*2. Business or Professional Service uses are not permitted on the third story and above in the Broadway Neighborhood Commercial District. San Francisco Planning Code Section 714.53.
3. No license for a building permit or other permit or license, or for a permit of Occupancy, shall be approved by the Department of City Planning, and no permit or license shall be issued by CCSF department which would authorize a new use, change of use or maintenance of an existing use on any land or structure contrary to the provisions of this Code. San Francisco Planning Code Section 715.(a).
4. Work was done in converting this building from R-1 occupancy (3 units) to B-2 occupancy (office use) without the proper permits. San Francisco Building Code Section 301.
- \* If Planning Code Section 179 is duly enacted, a mechanism would exist to allow legalization of use of the Property under the Municipal Code. In that event, Defendant may comply with Planning Code Section 179 in lieu of these cited sections. If Planning Code Section 179 is not enacted, Defendant must comply with these sections. In either event, Defendant must comply with either Section 179 or Paragraphs 1 and 2 above within the time constraints of this Injunction.



1 The violations listed herein are those which were observed and  
2 do not include violations which may be concealed and become  
3 evident when work is begun.  
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307 BROADWAY  
SAN FRANCISCO, CA 94133  
TELEPHONE (415) 421-8222  
FAX (415) 421-2544





**COMPLAINT**



MAY 2 1988

DONALD W. DICKINSON, Clerk  
BY: R. de Luna  
Deputy Clerk

LOUISE H. RENNE  
City Attorney  
CODE ENFORCEMENT DIVISION  
SUSAN J. MACHTINGER  
Deputy City Attorney  
214 Van Ness Avenue  
San Francisco, California 94102-4574  
(415) 864-2035

Attorney for Plaintiff

SUPERIOR COURT OF THE STATE OF CALIFORNIA  
FOR THE CITY AND COUNTY OF SAN FRANCISCO

CITY AND COUNTY OF SAN FRANCISCO,  
a municipal corporation,

Plaintiff,

vs.

RICHARD B. SIMKALO, GERALDINE  
A. SIMKALO, RONALD E. HOTHEN,  
FIRST NATIONWIDE SAVINGS,  
a Federal Savings and Loan  
Association, BLAIR ALEXANDER,  
MARY HELEN LEVINE,  
TERENCE McNULTY,  
and DOE ONE through DOE  
FIFTY, inclusive,

Defendants.

891446

No.

COMPLAINT IN INJUNCTION

FIRST CAUSE OF ACTION FOR PUBLIC NUISANCE  
BROUGHT BY PLAINTIFF AGAINST ALL DEFENDANTS

A. FIRST COUNT BASED IN COMMON LAW

1. At all times mentioned herein plaintiff was, and still  
is, a municipal corporation organized and existing under and by  
virtue of the laws of the State of California.





1           2. Defendants Doe One through Doe Fifty are sued herein  
2 under fictitious names; plaintiff does not at this time know the  
3 true names or capacities of said defendants, but prays that the  
4 same may be inserted herein when ascertained.

5           3. At all times herein mentioned each defendant was an  
6 agent, servant, employee, partner, franchisee and joint venturer  
7 of each other defendant and at all times was acting within the  
8 course and scope of said agency, service, employment, partner-  
9 ship, franchise and joint venture.

10          4. Plaintiff brings this action pursuant to Sections 17980  
11 et seq. of the Health and Safety Code, Civil Code Section 3494,  
12 C.C.P. Section 731 and the San Francisco Municipal Code.

13          5. At all times herein mentioned, defendants have been, the  
14 owners, lessees, sublessees, occupants, users, hirers, operators,  
15 managers, maintainers or holders of liens on the premises, or of  
16 some right, title or interest in the premises commonly known as  
17 55 Osgood Place, Block 164, Lot 22, in the City and County of San  
18 Francisco, State of California, and more particularly described  
19 in Exhibit A which is attached hereto and made a part hereof.

20          6. Said defendants now are, and for a considerable period  
21 of time heretofore and at all times herein mentioned have been,  
22 maintaining said premises in such a manner as to constitute a  
23 continuing, visible public nuisance, dangerous to human life and  
24 detrimental to the comfortable enjoyment of life or property and  
25 injurious to the real and personal property of the residents and  
26 citizens of the City and County of San Francisco; the conditions



1 constituting said public nuisance are more particularly set forth  
2 in Exhibit B attached hereto and made a part hereof; at all times  
3 herein mentioned said defendants had notice and knowledge that  
4 said premises constituted a public nuisance as aforesaid.

5 7. Plaintiff has no adequate remedy at law in that damages  
6 are insufficient to protect the public from the present danger  
7 and harm caused by the conditions described above.

8 8. Unless said nuisance is abated by this Honorable Court,  
9 said community and neighborhood, and the residents and citizens  
10 of the City and County of San Francisco, will suffer irreparable  
11 injury and damage, in that said conditions will continue to be  
12 injurious to the enjoyment and the free use of the life and  
13 property of said citizens and residents of the City and County of  
14 San Francisco.

15 B. SECOND COUNT FOR VIOLATION OF STATUTORY  
16 AND ADMINISTRATIVE AUTHORITY

17 9. Plaintiff hereby incorporates by reference paragraphs 1,  
18 2, 3, 4, 5, 7, and 8 of the First Count and makes them a part of  
19 this, the Second Count, as though fully set out herein.

20 10. At all times herein mentioned, the aforesaid premises  
21 have constituted a public nuisance, being in violation of the San  
22 Francisco Municipal Code and the State Housing Law, by reason of  
23 the existence on the premises of the conditions set forth in  
24 Exhibit B attached hereto and made a part hereof. At the time of  
25 trial, Plaintiff will move the Court to amend this Complaint to  
26 include any conditions discovered after the filing of this  
complaint.





1 SECOND CAUSE OF ACTION FOR NON-COMPLIANCE  
2 WITH ORDER OF ADMINISTRATIVE BOARD  
3 BROUGHT BY PLAINTIFF AGAINST ALL DEFENDANTS

4 11. Plaintiff hereby incorporates by reference paragraphs  
5 1, 2, 3, 4, 5, 7, 8 and 10 of the First Cause of Action and makes  
6 them a part of this, the Second Cause of Action as though fully  
7 set out herein.

8 12. Prior to the filing of this action, pursuant to Section  
9 203(d) of the Building Code of the City and County of San  
10 Francisco, a public hearing on the aforementioned violations  
11 existing in the subject premises was held before the Director of  
12 Public Works or his designee; after a full hearing said premises  
13 were declared a public nuisance and the owners of said premises  
14 were ordered to obtain the necessary permits to demolish the  
15 building located on said premises or to bring the condition of  
16 said building into conformance with the San Francisco Municipal  
17 Code, all such work to be completed within a specified time after  
18 said hearing; said defendants as the owners, successors in  
19 interest, lessees, sublessees, occupants, users, hirers,  
20 operators, managers, maintainers or holders of liens on said  
21 premises have failed and still fail to comply with said order.

22 WHEREFORE, plaintiff prays:

- 23 1. that said nuisance be abated;  
24 2. that defendants be enjoined and restrained from  
25 maintaining or permitting the maintaining of said conditions, or  
26 any of them;



1           3. that said defendants be ordered to vacate said premises  
2 and all parts thereof and be enjoined and restrained from  
3 renting, leasing, occupying, or otherwise using said premises or  
4 any part thereof while said conditions, or any of them, exist and  
5 until said premises and structure(s) and all parts thereof have  
6 been repaired and restored to conform to law;

7           4. that said defendants be ordered to cause said  
8 structure(s) and all parts thereof to conform to law or to  
9 demolish, or cause to be demolished, said structure(s) and to  
10 clear the site thereof; that in the event that said defendants  
11 shall fail, refuse or neglect to cause said structure(s) and all  
12 parts thereof to conform to law, or to demolish the same and  
13 clear the site thereof, the plaintiff shall be authorized to  
14 enter upon said premises, remove all persons and personal  
15 property situated therein and store said personal property, and  
16 to demolish said structure(s) and clear the site thereof;

17           5. that Plaintiff shall have a lien upon said premises in  
18 the amount expended pursuant to said authority and to have  
19 judgment in said amount against said defendants, their successors  
20 and assigns;

21           6. that Plaintiff be awarded its costs incurred herein;

22           7. that the plaintiff shall have such further and other  
23 relief as the court deems just.

24 DATED: April 14 , 1988

LOUISE H. RENNE, City Attorney

25 BY Susan J. Machtinger  
26 SUSAN J. MACHTINGER  
Deputy City Attorney





VERIFICATION


I, JOHN GREENE, declare:

I am a duly appointed and acting Building Inspector for the Department of Public Works of the City and County of San Francisco.

I have read the foregoing Complaint in Injunction and Exhibit B pertaining to the property located at 55 Osgood Place, Block 164, Lot 22, San Francisco, California, and know the contents thereof. The same are true save and except such matters as are therein stated on information and belief; as to all such matters your declarant states he believes them to be true.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: 3/25/88

  
JOHN GREENE  
Building Inspector  
Department of Public Works

///



VERIFICATION

I, Barry Pearl, declare:

I am a duly appointed and acting City Planner for the Department of City Planning of the City and County of San Francisco.

I have read the foregoing Complaint in Injunction and Exhibit B pertaining to the property located at 55 Osgood Place, Block 164, Lot 22, San Francisco, California, and know the contents thereof. As to the alleged violations of the San Francisco Municipal Code relating to City Planning, the same is true of my own knowledge except such matters as are therein stated on information and belief; as to which matters your declarant states he believes them to be true.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: April 12, 1988



Barry Pearl  
City Planner  
Department of City Planning



EXHIBIT A

Property Address:  
55 Osgood Place

All that property in the City and County of San Francisco,  
State of California, described as follows:

BEGINNING at a point on the westerly line of  
Osgood Place, distant thereon 57 feet, 6 inches  
southerly from the southerly line of Broadway;  
running thence southerly along said line of Osgood  
Place 20 feet; thence at a right angle westerly 52  
feet to a point which is perpendicularly distant  
easterly 137 feet, 6 inches from the easterly line  
of Montgomery Street; thence at a right angle  
northerly 20 feet; and thence at a right angle  
easterly 52 feet to the point of beginning.

BEING portion of 50 VARA BLOCK NO. 48.

(Assessor's Lot 22; Block 164)





EXHIBIT B

Property Address:  
55 Osgood Place

1. The parapet walls do not possess sufficient strength and stability to withstand earthquake force and will pose a hazard to the public during an earthquake. San Francisco Building Code Article 2.5.
2. The owner(s) shall obtain the applicable permit to rehabilitate this building and correct all listed violations and any others which may be found to exist when rehabilitation is in progress.
3. Residential Conversion of the second story is permitted by conditional use authorization from the City Planning Commission only, and is not permitted on the third story and above, in the Broadway Neighborhood Commercial District. San Francisco Planning Code Section 714.38.
4. Business or Professional Service uses are not permitted on the third story and above in the Broadway Neighborhood Commercial District. San Francisco Planning Code Section 714.53.
4. No application for a building permit or other permit or license, or for a permit of Occupancy, shall be approved by the Department of City Planning, and no permit or license shall be issued by any City department which would authorize a new use, a change of use or maintenance of an existing use of any land or structure contrary to the provisions of this Code. San Francisco Planning Code Section 175(a).

The violations listed herein are those which were observed and does not include violations which may be concealed and become evident when work is begun.



JUL - 5 1989

DONALD W. DICKINSON, Clerk  
BY: S. DOUGLAS  
Deputy Clerk

1 LOUISE H. RENNE  
2 City Attorney  
3 CODE ENFORCEMENT DIVISION  
4 SUSAN J. MACHTINGER  
5 DAVID SMITH FOX  
6 Deputy City Attorneys  
7 214 Van Ness Avenue  
8 San Francisco, California 94102-4574  
9 (415) 864-2035

6 Attorneys for Plaintiff

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
9 FOR THE CITY AND COUNTY OF SAN FRANCISCO

11 CITY AND COUNTY OF SAN FRANCISCO, )  
12 a municipal corporation, )

13 Plaintiff, )

No. 891-446

14 vs. )

15 RICHARD B. SIMKALO, GERALDINE A. )  
16 SIMKALO, RONALD E. HOTHEN, FIRST )  
17 NATIONWIDE SAVINGS, a Federal )  
18 Savings and Loan Association, BLAIR )  
19 ALEXANDER, MARY HELEN LEVINE, )  
20 TERENCE McNULTY, )  
and DOE ONE through DOE FIFTY, )  
inclusive, )

19 Defendants. )

AMENDMENT TO COMPLAINT

21 Plaintiff CITY AND COUNTY OF SAN FRANCISCO hereby amends  
22 Exhibit B to the complaint in the above-entitled action by adding  
23 the following directly after paragraph 5. of Exhibit B:  
24  
25  
26





ne in the building without the proper permits.  
co Building Code Section 301.

1988

LOUISE H. RENNE, City Attorney

By Susan J. Machtinger  
SUSAN J. MACHTINGER  
Deputy City Attorney

Attorneys for Plaintiff City  
and County of San Francisco

Inspector for the  
ty of San

unction and

co, California,  
ue save and except  
on and belief; as  
lieves them to be

he laws of the  
and correct.

JOHN FAY  
ng Inspector  
of Public Works



1 VERIFICATION

2

3

4

5 I, ROBIN FAY, declare:

6 I am a duly appointed and acting Housing Inspector for the

7 Department of Public Works of the City and County of San

8 Francisco.

9 I have read the foregoing Complaint in Injunction and

10 Exhibit B pertaining to the property located at

11 55 Osgood Place, Block 164, Lot 22, San Francisco, California,

12 and know the contents thereof. The same are true save and except

13 such matters as are therein stated on information and belief; as

14 to all such matters your declarant states he believes them to be

15 true.


16 I declare under penalty of perjury under the laws of the

17 State of California that the foregoing is true and correct.

18

19 Dated: 7-1-00

20

21   
\_\_\_\_\_  
22 ROBIN FAY  
23 Housing Inspector  
24 Department of Public Works

25 ///



I, MY A. LAM, say:

I am a citizen of the United States, over eighteen years of age, a resident of the City and County of San Francisco and not a party to the within action; that my business address is 214 Van Ness Avenue, San Francisco, California 94102.

That on 7-5-88, I served

AMENDMENT TO COMPLAINT

by placing a true copy thereof in an envelope addressed to:

RICHARD B. SIMKALO, 2614 JACKSON, #B, SAN FRANCISCO, CA 94115  
GERALDINE A. SIMKALO, 2614 JACKSON, #B, S.F., CA 94115  
RONALD E. HOTHEN, 369 BROADWAY, SAN FRANCISCO, CA 94133  
FIRST NATIONWIDE SAVINGS, c/o ROBERT E. GRAHAM, 455 HICKEY  
BLVD. DALY CITY, CA 94015  
BLAIR ALEXANDER, MARY HELN LEVINE, THERRENCE McNULTY,  
c/o JACK LEVINE, P.O. BOX 2303, SAN FRANCISCO, CA 94126

and by then sealing and depositing said envelope, with postage thereon fully prepaid, in the United States Mail at San Francisco, California. That there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare (or certify) under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

7-5-88

Date

My A. Lam

MY A. LAM

DECLARATION OF SERVICE BY MAIL







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

CE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Pedro S. Duarte  
3215 Mission Street  
San Francisco, CA 94110

Date: July 7, 1993

Nature of Appeal:

- ☒ Director's Order  
☐ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 3215-19 Mission St.

BLOCK 5615 LOT 050

APPEAL NO. 6491 S-NC-DEQ BWO

INSPECTOR Robert Noelke, Acting Chief

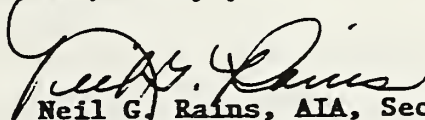
Appellant:

It is to serve notice that your appeal, filed with the Abatement Appeals Board on July 6, 1993, will be heard by the Board at 1:30 p.m. on July 28, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board



\* Original Notice of Hearing sent to Appellant

C 215 (Rev. 9/87)

(5) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(31)



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

DUARTE, PEDRO S.  
Appellant

Appeal Number 6491

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on June 09-1993.
- (2) The affected premises are located at 3215-19 Mission St. San Francisco. They contain 3 dwelling units and        rooming units.

- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

*I need 180 days for procedures for  
Filing Applications with the Department  
of City Planning (Variance appl.)*

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above       .
- (6) The official address of the undersigned is:

3215 Mission St.  
SAN Francisco CA 94110  
Tel. No. (415) 821-7229

Date 07-06-93

[Signature]  
Signature (Print Name Below)







ADDRESS: 3215-19 MISSION STREET

BLOCK: 5615 LOT: 050  
SEQ: 01 CASE: BWO

APPEAL FILING  
File appeal with Office of the Director  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$ 54.60

DUARTE, PEDRO S.  
3215 MISSION STREET  
SAN FRANCISCO, CA 94110

OWNER'S NAME:  
DUARTE, PEDRO

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 162,016

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON JUNE 9, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO. 161,859. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO FILE FOR A BUILDING PERMIT.
2. 30 DAYS TO MEET CITY PLANNING AND OTHER CITY AGENCY REQUIREMENTS.
3. 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JULY 6, 1993.

FILE (2)  
OWNER  
BBI (3) (1 signed)

*John E. Cribbs*  
JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS

(33)

APPROVED: JUNE 9, 1993





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301  
San Francisco, CA 94102  
558-6168

NATURE OF APPEAL

- ☒ Director's Order  
☐ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing

NOTICE OF DECISION

- ☐ ABSENT  
☒ PRESENT

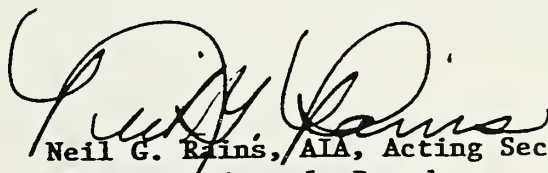
Appellant Thompson Chow  
Address P. O. Box 6357  
San Mateo, CA 94403

PROPERTY ADDRESS 530 Jackson Street  
BLOCK 0176 LOT 009  
HEARING DATE June 23, 1993  
APPEAL NUMBER 6486  
INSPECTOR Robert Noelke

ABATEMENT APPEALS BOARD DECISION:

The case is continued for another thirty (30) days. The next hearing will be on July 28, 1993 at 1:30 P.M., City Hall, Room 282.

cc: Alice Suet Yee Barkley  
220 Montgomery Street, Suite 691  
San Francisco, CA 94102

  
Neil G. Rains, AIA, Acting Secretary  
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(c) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: July 8, 1993







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301  
San Francisco, CA 94102  
558-6168

NATURE OF APPEAL

- ☒ Director's Order  
☐ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing

NOTICE OF DECISION

- ☒ ABSENT  
☐ PRESENT

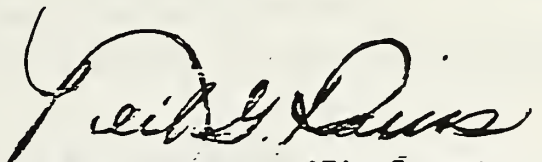
Appellant Thompson Chow  
Address P. O. Box 6357  
San Mateo, CA 94403

PROPERTY ADDRESS 530 Jackson Street  
BLOCK 0176 LOT 009  
HEARING DATE May 26, 1993  
APPEAL NUMBER 6486  
INSPECTOR L. M. Kornfield, Chief

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days at the request of the Appellant's Attorney. The next hearing will be on June 23, 1993 at 1:30 P.M., City Hall, Room 282.

cc: Alice Suet Yee Barkley  
220 Montgomery Street, Suite 691  
San Francisco, CA 94102

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(r) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: June 7, 1993







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Thompson Chow  
P. O. Box 6357  
San Mateo, CA 94403

Date: May 5, 1993

Nature of Appeal:

- ☒ Director's Order  
☐ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 530 Jackson Street

BLOCK 0176 LOT 009

APPEAL NO. 6486 S-NC-DEQ DCO

INSPECTOR L. M. Kornfield

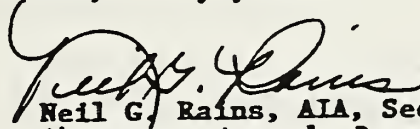
Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on March 31, 1993, will be heard by the Board at 1:30 p.m. on May 26, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's agent.

cc: Alice Suet Yee Barkley  
220 Montgomery St., Ste. 691  
San Francisco, CA 94102  
C 215 (Rev. 9/87)

(06)

(45) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102



## APPEAL FILING

File appeal with

Abatement Appeals Board (AAB)

1390 Market St., Suite 250

San Francisco, CA 94102

Tel. No. 554-8742

FILING FEE: \$ 54.60APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

## DIRECTOR'S ORDER

THOMPSON CHOW

Appellant

Appeal Number

6486

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on February 24, 1993: (DPW Order No. 161531)
- (2) The affected premises are located at 530 Jackson Street, San Francisco. They contain                      dwelling units and                      rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

See attached letter dated March 29, 1993.

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

See attached letter dated March 29, 1993.

(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Agent.
- (6) The official address of the undersigned is:

220 Montgomery Street, Suite 691San Francisco, CA 94104Tel. No. (415) 989-6771Date March 29, 1993Alice Suet Yee Barkley  
Signature (Print Name Below)

.. . . Alice Suet Yee Barkley

(File Appeal With the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)





## City and County of San Francisco

## Department of Public Works

Office of the Director



ADDRESS: 530 JACKSON STREET

BLOCK: 0176

LOT: 009

SEQ.: 01

CASE: DCO

## APPEAL FILING

File appeal with  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$ 60

CHOW THOMPSON  
P. O. BOX 6357  
SAN MATEO, CA 94403

OWNER'S NAME:  
CHOW THOMPSON

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 161,531

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON FEBRUARY 24, 1993 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 160,225. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO FILE FOR A BUILDING PERMIT.
2. 30 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
3. 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(1) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF MARCH 23, 1993.

*John E. Cribbs*  
JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS

FILE (2)  
OWNER

BBI (3) (1 cloned)



ALICE SUET YEE BARKLEY  
Attorney at Law  
The Mills Building, Suite 691  
220 Montgomery Street  
San Francisco, California 94104

Recd. 3/29/93

Tel: (415) 989-6771  
Fax: (415) 989-1042

March 29, 1993

Mr. Neil G. Rains  
Secretary of the Board  
Abatement Appeals Board  
1390 Market Street, Room 260  
San Francisco, CA 94102

Subject: DPW Order No. 161531 - 530 Jackson Street

Dear Mr. Rains:

Our office represents Thompson Chow, the property owner. On or about March 16, 1993, the Director of Public Works issued Order No. 161531, a copy of which is attached for your information. By this letter, we are appealing the Director's Order, and are seeking modification of the compliance requirements.

On February 24, 1993, representatives of Mr. Chow met with you (as Assistant Superintendent of Construction Inspection), and Frank Chui (Assistant Superintendent of Plans Review Approval), to discuss the precise scope of compliance. At this time, building permit application no. 9205867 has been submitted and is pending before the Department. When the Bureau of Building Inspection has completed its review and site visit, it is our hope that a mutually agreed upon plan can be arrived at to bring the building up to Code.

For the sake of brevity, a copy of our letter to John Cribbs, the Director of the Department of Public Works, which sets forth the background of this case is attached herewith and incorporated herein by reference as though fully set forth. As noted in this letter, the property owner is faced with severe financial constraints. Mr. Chow is proposing to comply with the seismic safety requirements under the new UMB ordinance. In our discussion with Mr. Chui, he does not believe that the Superintendent has the power or authority to extend the time period of compliance, and suggested that this matter be appealed to you for your consideration.



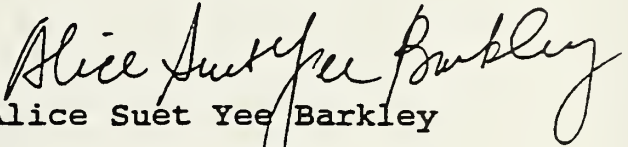


March 29, 1993

Prior to the hearing, and after the Bureau of Building Inspection has completed their review, and provides our office with its determination on the precise scope of work to be undertaken, we will amend this letter to discuss our appeal with more specificity.

If you have any questions, please do not hesitate to call me.

Very truly yours,

  
Alice Suet Yee Barkley

cc: Mr. William M. Abend-President  
Mr. Kenneth Boyhegian  
Mr. Harry Jamerson  
Ms. Shirley Yawitz  
Mr. Carl Ernst  
Mr. Thompson Chow  
Mr. Andrew Fagan  
Mr. Wayne Hu





ALICE SUET YEE BARKLEY

Attorney at Law

The Mills Building, Suite 691  
220 Montgomery Street  
San Francisco, California 94104

Tel: (415) 989-6771  
Fax: (415) 989-1042

February 23, 1993

Mr. John Cribbs  
Director  
Department of Public Works  
City Hall, Room 260  
San Francisco, CA 94102

Subject: 530 Jackson Street, San Francisco

Dear Mr. Cribbs:

Our office, along with Andrew Fagan of Bryant, Clohan, Ott & Baruh, represents Thompson Chow, the property owner, who recently inherited the property after the death of his mother. This letter is in response to the Notice of Regular Hearing of Complaint dated August 3, 1992, issued by L. L. Litchfield, Superintendent of the Bureau of Building Inspection. The complaint stated that the upper three floors of the building were converted to commercial use without a lawful permit, and requested that the owner/lessee submit a building permit to legalize the commercial use, or to revert the upper floors to its legal use (residential). Before responding to the alleged violations of the Building Code, it is important to set down the facts pertaining to this building since 1975.

BACKGROUND

This property was the subject of an abatement proceeding in 1966. Mrs. Chow had inherited the property from her late husband in the 1950s. Mrs. Chow neither spoke or understood written English. As a result, she was not aware of problems related to the subject property until the City initiated injunctive relief proceedings to abate the Code violations. Because of Mrs. Chow's language handicap, she determined to master lease the building. In 1975, Mr. Chow's late mother leased the building to Merrill Jew, because he is a licensed architect, for a period of ten years. This lease stipulates that the property was to be used for commercial purposes only. Under the lease, Mr. Jew was responsible for bringing the building into compliance with the then applicable provisions of the Building Code governing commercial buildings (F-2 occupancy).



At all times during Mr. Jew's lease term, all correspondence related to permits, taxes, licenses, and other matters from the City were directed exclusively to Mr. Jew. As your Department's records will indicate, this building was the subject of a court action in 1974. When the court action was finally settled, Mrs. Chow rightfully assumed that all Building Code violations were abated, and that the building had been lawfully converted to commercial use.

In Spring of 1988, Mrs. Chow was placed in a skilled nursing facility and Petition for Conservatorship was filed with the Superior Court in July, 1988. In 1989, Mr. Jew declined to renew the lease for an additional period. When Mr. Jew terminated the lease, the ground floor was occupied, and the upper floors were occupied by commercial tenants, and was 50 percent occupied. Mrs. Chow became ill, and subsequently passed away on April 17, 1990, and her estate was probated in the Superior Court of San Mateo County on July 27, 1990. When the property was probated in the Superior Court, the estate believed that the building was lawfully converted to commercial use in 1975, and the estate tax was appraised based on its commercial use. A loan was taken out on the subject property to pay the estate tax which amounted to \$862,719. At the present time, all rental from the subject property is directed toward the payment of this estate tax loan. A balance of \$198,000 is currently owed for Federal Estate Tax. There is still a possibility that the estate tax may be revised should the Internal Revenue Service dispute the appraisal for the property.

Because Mr. Chow was a teenager still in high school when the lease with Mr. Jew was executed, he had no knowledge of the permit process undertaken by Mr. Jew. When Mr. Chow received the August, 1992 Notice, his attorney advised Mr. Jew to take out the necessary permit to legalize the use. In April, 1992, Mr. Jew informed Mr. Chow's attorney that he had submitted building permit application no. 9205867 to bring the property into compliance. On or about June 26, 1992, Inspector Downes of Plan Review informed Mr. Chow in writing of certain deficiencies in the plan submitted by Mr. Jew.

Since then, Mr. Chow has diligently attempted to resolve the alleged deficiencies in the building. Mr. Chow has engaged an architect to independently review the permit history and the work set forth in Inspector Downes's letter of June 26, 1992. As part of the probate proceedings, Peter Cully & Associates was engaged to advise Mr. Chow on the requirements for seismic upgrade under the then pending ordinance. Plant Construction Company and Forde Mazzola Associates, Inc. were engaged to provide Mr. Chow the cost estimates for meeting the future seismic upgrade requirements.







February 23, 1993

The Building Was Lawfully Converted To Commercial Use By The Previous Lessee.

Mr. Chow met with Mr. Jew to ascertain the precise nature of the work undertaken from 1975 to 1988, and the nature of approval obtained from the Bureau of Building Inspection. It is Mr. Jew's opinion that the work undertaken in 1975 was sufficient to change the occupancy of the entire building to F-2 occupancy (now B-2). Mr. Jew asserts that the complaint and notice of violations were erroneously issued by the Department.

At the February 24, 1993 hearing, Mr. Jew will testify to the nature of approval received in 1975, which changed the legal use of the entire building to commercial and office use (F-2), and that he followed the advice given by the Bureau of Building Inspection when the permit application was submitted. Mr. Jew will also testify to approval by the Fire Inspector of certain equivalencies provided in lieu of a second means of egress for commercial occupancy (F-2) at that time. He will also present evidence that section 104(f) was not triggered by the applications submitted in 1974 and 1975.

If Mr. Jew is correct, that the building was lawfully converted to office use, then, the complaint must be dismissed. If the hearing officer determines that the building was not lawfully converted to office use by Mr. Jew's 1974 and 1975 applications, then, Mr. Chow will present a plan for the Bureau's consideration to bring the building into compliance within 30 days. As stated before, the subject property has a mortgage in order to pay the estate tax. The proposed code compliance work must be undertaken in phases because of fiscal constraints.

Mr. Chow looks forward to arriving at a mutually agreeable resolution to the issues raised in the Notice of Complaint dated August 3, 1992. If you have any questions, please do not hesitate to call me.

Very truly yours,

  
Alice Suet Yee Barkley

cc: Mr. Larry Litchfield  
Mr. Thompson Chow  
Mr. Wayne Hu  
Mr. Andrew Fagan  
Mr. Wil Wong  
Mr. James T. Johnson  
Mr. Merrill Jew

A0218931.CBO





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Do Lai & Lai Tat Young Rev. Tr  
c/o Do Loy & Lai Tao Young  
677 Clay Street  
San Francisco, CA 94111

Date: July 7, 1993

Nature of Appeal:

- ☐ Director's Order  
☒ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 1001-05 Powell St.

BLOCK 0212 LOT 008

APPEAL NO. 3353 S-NC-DEQ DA

INSPECTOR Robert Noelke, Acting Chief

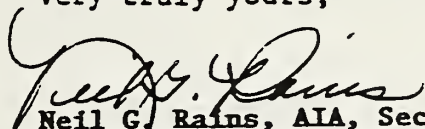
Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on  
Feb. 17, 1993, will be heard by the Board at 1:30 p.m. on July 28, 1993  
Room 282, City Hall, San Francisco, CA.

Further information is desired, please inquire at the Abatement Division of the  
Department of Public Works, 460 McAllister Street, CA 94102. Please bring any  
documents and information that may support your appeal such as contracts, permits,  
Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with  
counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

cc: Do Lay Young  
677 Clay Street  
San Francisco, CA 94111

\* Original Notice of Hearing sent to Appellant and a copy is sent to Appellant's Agent.





APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$ 56.60

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Do Roy & Lai T.T. Young Rev. TR  
Appellant Appeal Number 3353

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The affected premises are located at 1001-05 Powell, San Francisco. They contain \_\_\_\_\_ dwelling units and 64 rooming units.
- (2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

*Please see attached papers*

- (3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

*Please see attached papers*

(Attach additional sheet(s) if necessary.)

- (4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above \_\_\_\_\_.
- (5) The official address of the undersigned is:

Tel. No. 415-986-8020

Dated: 2-11-93

[Signature]  
Signature (Print Name Below)

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)

(45)







DATE:  
PROPERTY ADDRESS:  
1001 POWELL ST  
BLOCK: 0212 LOT: 008  
SEQ: 01 CASE: DAO

DO LOY&LAI T T YOUNG REV TR  
% DO LOY & LAI TAO YOUNG  
677 CLAY ST  
SAN FRANCISCO CA

OWNER'S NAME:  
DO LOY & LAI TAO TANG YOUNG

INSPECTOR: \_\_\_\_\_

94111

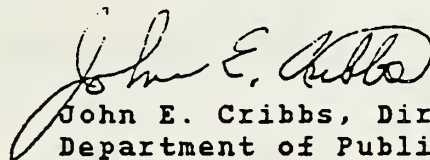
DISTRICT: 37A CT: 112

NOTICE OF CONTINUED HEARING

ORDER NO. 160043

Hearing of the Complaint of the Superintendent of the Bureau of Building Inspection on file in the Office of the Director of Public Works against the property at the location shown above has been CONTINUED until Wednesday, 12/16/92, at 10:00 A.M. in Room 282, City Hall, San Francisco.

The Owner of Record, designated above, is hereby notified to appear.

  
John E. Cribbs, Director  
Department of Public Works





始興電器工程公司

DAWNING ELECTRIC CO.

ELECTRICAL CONTRACTORS

1639 - 15th Ave.

San Francisco, CA 94122

Tel. (415) 753-2816

License No. 317646

「Do Log young」

677-Clay st.

PAID  
12-30-92

L S. F. Ca 94111

B NAME

1005-powell st S. F. Ca

Invoice No. 389

INVOICE DATE 11/15/92

DESCRIPTION	PRICE	AMOUNT
check the electrical wiring for safety because of the wet floor in one apt.	35	
check the fire alarm system at the common hallway & repair the wiring	350	
change 16 - new 24 volt smoke detectors at the hallway	2400	
Test the fire alarm system thoroughly	350	
Test the fire alarm system with city inspector at the job site.	100	
buy the city permit fee	156	25
<b>TOTAL:</b>	<b>3291</b>	<b>25</b>

"Under the Mechanics' Lien Law (California Code of Civil Procedure, Section 1181 et seq.), any contractor, sub-contractor, laborer, supplier or other person who helps to improve your property but is not paid for his work or supplies, has a right to enforce a claim against your property. This means that, after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor, laborer, or supplier remains unpaid. NOTICE

A 2% per month service charge (equivalent to 24% interest per annum) will be made if payment is not received after 30 days from the date of this invoice.





City and County of San Francisco



Department of Public Works  
Bureau of Building Inspection  
Housing Inspection Division

Doley & Lai T Young Rev TR  
c/o Do Loi & Lai TAO Young  
677 Clay Street  
San Francisco CA 94111

Complaint Inspection  
Appointment Letter

Date 2/21/91

Location 1005 Powell St

Block/Lot 212 / 8

Because a complaint has been filed with this Division, it will be necessary to make an inspection of the above location which is owned, controlled, or occupied by you in order to verify the complaint. A time must be arranged when all parts of the building are accessible so that the inspection can be completed in one visit. If the complaint is justified, the inspector will issue a notice to correct and to abate.

Please contact the undersigned inspector within seven (7) days from the above date of this letter. You may call the inspector between 8:00 a.m. and 9:00 a.m. or 4:00 p.m. to 5:00 p.m. at 558-6220, or see the inspector in person at room 302, 450 McAllister St. during the same hours. If you call between 9 a.m. and 4 p.m., please leave a number that you may be reached by the inspector during those hours.

Very truly yours,

L.L. Litchfield, P.E., Superintendent  
Bureau of Building Inspection

by

Ivan Leroy  
Housing Inspector



DEPARTMENT OF PUBLIC WORKS  
BUREAU OF BUILDING INSPECTION  
HOUSING INSPECTION DIVISION

RM. 302, 450 McALLISTER  
SAN FRANCISCO, CALIFORNIA 94102-4543

1/3

NOTICE

Do Loz q Lai Tao Jang  
677 Clay St  
SF 94111

DATE 3/5/91  
LOCATION 1001 - 1005 Powell  
SF

The above premises owned, controlled or occupied by you are in violation of the law, and you are hereby ordered to comply with the following requirements;

- 1) Remove litter / rubbish from lightwells
- 2) Unstop drain in lightwell
- 3) Remove dust - grime - dirt from building Exterior / Side of structure
- 4) Paint walls & ceiling surfaces along rear staircases  
All Public Bathrooms
- 5) Assess cause of overhead leaks causing extensive ceiling damage. Repair same.
- 6) Remove water damaged walls - ceilings - tub enclosure  
Replace same with 5/8" sheet rock (Gyproc) - water resistant  
Bldg permit required.
- 7) Strip and resurface floor surfaces throughout
- 8) Replace all missing / broken glazing and hardware  
to each bathroom window. <sup>Lacking same</sup> Provide adequate Ventilation as mandated in sec
- 9) Replace damaged wax seals to toilet units

The above orders must be complied with within 90 days

OFFICE HOURS: 8 to 9 AM : 4 to 5 PM

Isam Lukay  
Housing Inspector

(49)

PHONE 558- 6184





DEPARTMENT OF PUBLIC WORKS  
BUREAU OF BUILDING INSPECTION  
HOUSING INSPECTION DIVISION

RM. 302, 450 McALLISTER  
SAN FRANCISCO, CALIFORNIA 94102-4583

2/3

NOTICE

DATE 3/5/91  
LOCATION 1001-05 Powell  
SF

The above premises owned, controlled or occupied by you are in violation of the law, and you are hereby ordered to comply with the following requirements:

provide handles to Hot & Cold running water faucets  
& tubs & lavatories as needed.

clean and sanitize premises throughout.

Community Kitchens

Scrub and resurface floor surfaces throughout  
~~Paint~~ Paint walls & ceiling surfaces throughout.

degrease interior / exterior of Electric Stoves  
repair / replace all faulty - malfunctioning  
burners in stove and oven.

Investigate cause of overhead / fixture leaks. Repair same  
Replace all rusty deteriorated Sinks in EACH kitchen

Remove - discard all grease layered tables & food preparation  
surfaces. Replace same with noncombustible impermeable  
materials

Provide a self closing device to Every Guest room  
door - Restroom door - Bathroom door - Kitchen  
door.

These orders must be complied with within ..... days

OFFICE HOURS: 8 to 9 AM : 4 to 5 PM

Frank S. ...  
Housing Inspector

PHONE 558- 6184

(50)





DEPARTMENT OF PUBLIC WORKS  
BUREAU OF BUILDING INSPECTION  
HOUSING INSPECTION DIVISION

RM. 302, 450 McALLISTER  
SAN FRANCISCO, CALIFORNIA 94102-4583

3/3

NOTICE

DATE

3/5/91

LOCATION

1001 - 1005 Powell

SF

The above premises owned, controlled or occupied by you are in violation of the law, and you are hereby ordered to comply with the following requirements;

- 1) Keep all Fire doors closed along public hallways
  - 2) Repair / replace all damaged pull boxes in public hallways
  - 3) Discontinue use of any form of cooking equipment in Hotel Guestrooms
  - 4) Provide Licensed pest & Rodent control measures throughout
  - 5) Repair ALL cracked - damaged ceiling surfaces in Guestrooms (as needed)
- Premises reveal neglect!

above orders must be complied with within 90 days

OFFICE HOURS: 8 to 9 AM : 4 to 5 PM

Ivan Bracy  
Housing Inspector

PHONE 558-

6/84

(51)



CE HOURS:

8 TO 9 A.M.

4 TO 5 P.M.

DEPARTMENT OF PUBLIC WORKS  
BUREAU OF BUILDING INSPECTION  
DIVISION OF APARTMENT AND HOTEL INSPECTIONS

Room 302, 450 McAllister  
San Francisco, California 94102-4583

PHONE:

558-6220

HEAT/HOT WATER NOTICE

Doloi & Lai Tao Jang  
677 Clay St  
SF

DATE 3/5/91

LOCATION 1001 - 605 Powell St

BLOCK 212 LOT 8 CT 112

ABOVE PREMISES OWNED, CONTROLLED OR OCCUPIED BY YOU ARE IN VIOLATION OF THE SAN FRANCISCO HOUSING CODE,  
AND YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING:

- ☒ 1. Provide heat to each occupied habitable room for 13 hours between the hours of 5:00 A.M. and 11:00 A.M. and between the hours of 3:00 P.M. and 10:00 P.M. capable of maintaining a minimum room temperature of 68 degrees Fahrenheit (20 degrees Centigrade).

707.A HC

- ☐ 2. Provide/repair/relocate locking or non-tamperable temperature-sensing device with a  $\pm 1\frac{1}{2}$  degree Fahrenheit (.8 degree Centigrade) tolerance, centrally located within the building in a habitable room to which heat is provided, whether occupied or unoccupied (not to be located in manager and/or owner's unit). This device shall maintain the required minimum room temperature of 68 degrees Fahrenheit at a point three feet above the floor.

707.A HC

- ☐ 3. Install a timeclock at or near the heating source to control the heating system.

707.A HC

- ☒ 4. Set the timeclock to provide the required amount and hours of heat (see item one).

707.A HC

- ☐ 5. Remotely located switches which override the timeclock operation are prohibited.

707.A HC

- ☐ 6. Provide showerheads which allow no more than a 3 gallon-per-minute flow. Showerheads of the ball-joint type that cannot easily be removed from the wall without structural alteration are exempt from this requirement.

503.1.C HC

- ☐ 7. Provide, to the apartment house or hotel, water heated to a minimum temperature of 105 degrees Fahrenheit (41 degrees Centigrade) and a maximum of 120 degrees Fahrenheit (49 degrees Centigrade) at the hot water taps.

503.1.C HC

- ☐ 8. Provide, for each building, 4 gallons of hot water storage capacity per guest room and 8 gallons of hot water storage capacity per dwelling unit. Storage capacity/recovery rate may be varied as long as compliance with current ASHRAE standards is maintained.

503.1.C HC

- ☒ 9. Other Clean and tune boiler unit.

ABOVE ORDERS MUST BE COMPLIED WITH WITHIN 15 DAYS. FAILURE TO COMPLY WITH SEC. 707.A HC MAY RESULT  
IN ISSUANCE OF A CITATION REQUIRING COURT APPEARANCE.

Ivan Arway  
HOUSING INSPECTOR

(52)





## SECURITY ORDINANCE CHECKLIST

UN 1001-005 Powell DATE 2/12  
 LOT 8 SEQ. 01 CT 112

PROVIDE SINGLE CYLINDER DEADBOLTS WITH MINIMUM ONE INCH THROW FOR THE ENTRY DOORS OF THE FOLLOWING UNITS:

GR # 217

PROVIDE ONE-HALF INCH THROW DEADLATCH OR SINGLE CYLINDER ONE INCH THROW DEADBOLT LOCKS FOR REAR OR SECONDARY DOORS OF THE FOLLOWING UNITS:

135° VIEWER REQUIRED FOR THE ENTRY DOORS OF THE FOLLOWING UNITS (MAXIMUM MOUNTING HEIGHT OF 58 INCHES):

\*GLAZING ON THE INTERIOR ENTRY DOOR(S) MUST BE COVERED, REPLACED OR REINFORCED IN THE FOLLOWING UNITS:

REPLACEMENT OR REINFORCEMENT WITH A MINIMUM OF 3/8" PLYWOOD OR APPROVED EQUAL IS REQUIRED FOR HOLLOW CORE OR PANEL ENTRY DOORS TO THE FOLLOWING UNITS:

SLIDING GLASS DOORS MUST BE FITTED WITH AN AUXILIARY LOCKING DEVICE IN ADDITION TO THE PRIMARY LOCKING DEVICE IN THE FOLLOWING LOCATIONS:

PROVIDE DEADLATCH LOCKS WITH MINIMUM ONE-HALF INCH THROW FOR THE FOLLOWING EXIT DOORS:

THE FOLLOWING EXTERIOR DOORS MUST BE PROVIDED WITH SELF-CLOSING DEVICES:

THE FOLLOWING EXTERIOR DOORS MUST BE PROVIDED WITH PRIMARY LOCKING DEVICES:

OTHER: 1) Tighten self closing device to passageway door (side door) to assure proper closure.  
2) Provide a Door Knob - handle to MAIN GATE.  
 REPLACEMENT GLAZING MUST MEET "UL 972 STANDARD OF SAFETY" OR BE 1/4" THICK WIRE GLASS OR LAMINATED SAFETY GLASS.  
 REINFORCEMENT MAY INCLUDE 3/8" PLYWOOD, EXPANDED STEEL MESH, 1/4" PLASTIC OR APPROVED EQUAL

THIS IS ONLY A PARTIAL LIST AND IT ONLY INVOLVES ITEMS ACCESSIBLE FROM THE PUBLIC AREAS. IF YOU DESIRE A COMPLETE LIST OF SECURITY REQUIREMENTS FOR THE BUILDING, PLEASE CONTACT THE UNDERSIGNED INSPECTOR FOR AN INSPECTION.

THIS IS A COMPLETE LIST OF ITEMS TO COMPLY WITH THE NEW SECURITY ORDINANCE #346-80 AND #6-82.

THE SECURITY DEFICIENCIES THAT ARE CHECKED ARE REQUIRED TO BE CORRECTED WITHIN 90 DAYS. IF DOORS ARE REPLACED, WINDOW FRAMES REPLACED, OR ANY STRUCTURAL WORK DONE TO COMPLY WITH THIS ORDINANCE, A BUILDING PERMIT MUST BE SECURED FROM THE CENTRAL PERMIT BUREAU AT 450 McALLISTER ST., SAN FRANCISCO, CA.

IF YOU HAVE ANY QUESTION REGARDING THIS NOTICE, PLEASE CONTACT THE UNDERSIGNED INSPECTOR BETWEEN THE HOURS OF 8 AM AND 4-5 PM, 450 McALLISTER ST., ROOM 302, SAN FRANCISCO, CA 94102, (415) 558-6220.

(53)

PLEASE CALL INSPECTOR WHEN CHECKED ITEMS ARE CORRECTED





City and County of San Francisco

Department of Public Works  
Bureau of Building Inspection  
450 McAllister Street  
San Francisco, CA 94102

ADMINISTRATIVE HEARING

Do Loy + Lai Tao Young  
677 Clay St  
SF 94111

Date: 7-2-91  
Address: 1001-05 Powell

☐ Complete ☐ Complaint  
☒ Annual ☐ Energy  
☐ Smoke Detector ☐

Owner or Agent:

Based upon the facts presented at the Administrative Hearing on the above date, a Notice of Violation has been duly given and received by you. You have failed to comply fully with the laws and ordinances of the City and County of San Francisco and it has been determined as follows (by the checked boxes):

1. That a building permit application is to be filed within \_\_\_\_\_ days, and that building permit is to be picked up within ten (10) days of notification (by postcard) from the Central Permit Bureau, Rm. 104 and that all required work is to be completed within \_\_\_\_\_ days thereafter.
2. Submit additional information and/or plans requested by ☐ Dept. of City Planning 558-6377 or ☐ Bureau of Building Inspection 558-6096 within \_\_\_\_\_ days.
3. That building permit application # \_\_\_\_\_ is to be picked up within (10) days of notification (by postcard) from the Central Permit Bureau, and that all required work is to be completed within \_\_\_\_\_ days thereafter.
4. That all work under building permit application # \_\_\_\_\_ is to be completed within \_\_\_\_\_ days thereafter.
5. That all required work is to be completed within \_\_\_\_\_ days.
6. That upon the completion of all the required work, you are to obtain a Certificate of Final Completion from ☐ Building Inspection Division at 558-6096 or ☐ Housing Inspector \_\_\_\_\_ at 558-\_\_\_\_\_ between 8 - 9 a.m. or 4 - 5 p.m.
7. That upon the completion of all required work, you are to contact Housing Inspector \_\_\_\_\_ at 558-\_\_\_\_\_ for a final inspection.
8. You did not appear. Your case will be referred to the Code Enforcement Division 554-8742 for ABATEMENT PROCEEDINGS.
9. Other \_\_\_\_\_

Very truly yours,  
L. L. Litchfield, P.E.

Superintendent  
Bureau of Building Inspection





# ROUTINE INSPECTION CHECKLIST

THIS INSPECTION DOES NOT CONSTITUTE A COMPLETE INSPECTION OF THE STRUCTURE

NON 1001 - 005 Powell DATE 3/5/91  
K 212 LOT 8 SEQ 01 CT 112

- 104(a) **CHANGE IN OCCUPANCY** If checked, complete inspection required.  
HC
- 801 **EGRESS** (Lacking or unprotected) If checked, complete inspection required.
- 807 **STAIR ENCLOSURE** If checked, complete inspection required.
- 705 **MANUAL RELEASE** Provide for iron gate(s) and/or door(s).
- 906 **GARBAGE CHUTE(S)/ROOM/AREA SPRINKLERS** Provide sprinkler(s) for top/bottom garbage chute(s) garbage room/garbage area under building (Plumbing Permit required). Garbage receptacles may be moved to area open to sky.
- 904 **STORAGE** Permanently remove storage or provide fire sprinkler. (Building and/or Plumbing Permit required.) *Basement area/Hallway closets*
- 905 **FIRE EXTINGUISHERS** Provide date-tag/recharge approved type fire extinguishers in public hall at each floor and in garage (Type 2A 10 BC or equivalent.)
- 001(o) **FLOOR COVERING** Repair/replace public halls/stairways at \_\_\_\_\_
- 001(i) **EGRESS OBSTRUCTIONS** Remove at *Fire Escape*  
HC *remove all personal belongings*
- 1001(e) **ELECTRICAL** Electrical panel to be inspected and cleared by the electrical inspector (Electrical Permit is required). Remove cord wiring, repair/replace defective electrical fixtures/switches.
- 504(e) **ROOF DECK** Repair/replace/fire-proof roof deck. Building Permit required: YES/NO
- 105-07 **ENCLOSURE DOORS** Repair/replace/keep closed all stair enclosure/smoke barrier/penthouse/boiler-room/garbage room door(s).
- 104(g) **LIGHTING** Provide adequate lighting for all stairs/hallways/passageways/fire escape corridors. (Installation requires Electrical Permit.)

- ☐ 14. 1001(h) **WEATHERPROOFING** Repair/replace/paint siding windows/roof. (Replacement of siding requires Building Permit.)
- ☐ 15. 1001(b) **STAIRS** Repair/replace front/rear defective stairs  
1001(c) Building Permit required: YES/NO
- ☐ 16. 802 **HANDRAILS** Provide/repair/replace defective loose front/rear handrails.
- ☒ 17. 1001(b) **GARBAGE/RUBBISH/RECEPTACLES** Remove garbage or rubbish from premises, provide adequate number of receptacles and keep properly covered
- ☐ 18. 1001(b) **VENTILATION** Provide ventilation for penthouse public hall(s)/gas meters/furnace/hot water tank/boiler/garbage room.  
504(d) HC
- ☒ 19. 1001(b) **MAINTENANCE** work required at \_\_\_\_\_  
HC *Properly connect all vents throughout the premises. Repair replace all rusty segments. 1001*
- ☒ 20. 705 **SECURITY REQUIREMENTS** See attached list.  
☐ NO VIOLATIONS - Complete/partial inspection
- ☒ 21. 909 **SMOKE AND HEAT DETECTOR** System in need of repair. *Remove chain of devices from control panel*
- ☒ 22. 701(c) **HEAT AND/OR HOT WATER** See attached list.  
505(d) HC
- ☒ 23. CHAP. 41 **HOTEL CONVERSION ORDINANCE** See attached list  
ADMIN. CODE
- ☐ 24. 911 **SMOKE DETECTORS** See attached list.
- ☒ 25. **OTHER** *See Notice attached →*

Items checked require correction in accordance with the San Francisco Housing Code and/or other applicable codes and ordinances (date) 90 Days with applicable ☒ Building, ☐ Electrical, ☐ Plumbing Permit(s). Item(s) checked have been noted as a result of a routine inspection and/or complaint and does not constitute all deficiencies which may be present in the premises.

If you have any questions regarding this notice, please contact the undersigned inspector between the hours of 8-9 AM and 4-5 PM., 40 McAllister Street, Room 302. San Francisco, CA. 94102. (415) 558-6184.

**YOU MUST CALL INSPECTOR FOR FINAL INSPECTION WHEN CHECKED ITEMS ARE CORRECTED.**

*Joan Savary*  
HOUSING INSPECTOR

(55)

INSPECTOR





**新基建築公司**  
**BESTIME CONSTRUCTION CO.**  
**CHEER PLUMBING CO.**

General Contractor  
 State License No. 396861  
 1541-B Grant Avenue, San Francisco, CA 94133  
 Tel: (415) 421-3658

## Proposal

PROPOSAL SUBMITTED TO		PHONE	DATE
JOB NAME		JOB LOCATION	
STATE AND ZIP CODE		JOB PHONE	
ARCHITECT	DATE OF PLANS		

I hereby submit specifications and estimates for:

Plumbing work.

Our Company will furnish labor and material to complete the project and pass all city building inspection which date on record 1-1-78 of violation records.

**We Propose** hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

\_\_\_\_\_ dollars (\$ \_\_\_\_\_)

Payment to be made as follows:

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Workers are fully covered by Workmen's Compensation Insurance.

Authorized  
Signature \_\_\_\_\_

Note: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Acceptance: 3/5/91

(56)



Block 212 Lot 8 SEQ 01 CT 112

- ① Provide Single Cylinder Deadbolts w/ minimum one inch throw for the Entry doors of the following unit Apt. # 217
- (2) Tackle Self Closing Device to passage way door (side a to admit proper closer
- x (3) Provide a door knob - handle to main gate
- x (4) Remove litter / rubbish from lightwell.
- (5) unblock drain in light well.
- x (6) Remove dust - grime - dirt from building exterior side of structure
- x (7) paint wall and ceiling surface along rear stair case all public Bathrooms
- (8) Assess cause of overhead leaks causing extensive ceiling damage. Repair with same material
- x (9) Remove water damaged walls ceilings tub enclosure
- (10) Replace same w/ 5/8 Sheetrock type (X) water resistant Building permit Required
- (11) Strip and resurface floor surface throughout
- (12) Replace all missing broken glazing and hardware to each bathroom window locking same provide adequate ventilation as mandated
- (13) Replace damaged wax seal to toilet units
- (14) provide handles to hot & cold running water faucet in tub and lavatories as needed
- (15) Clean and Sanitize premises throughout
- (16) Scrub and resurface floor surface throughout
- (17) Degrease interior / exterior of Electric Stoves Repair / replace all faulty mal-functioning burners in stove and oven
- (18) Replace all rusty deteriorated sinks in each kitchen
- (19) Remove - discard all grease layered table and food preparation surface same w/ noncombustible







impermeable material

- (20) provide a self closing device to every guest Room door Restroom doors bathroom doors
- (21) keep all fire doors closed along w/ Public Hallway
- (22) Repair / Replace all damaged pull boxes in public hall ways.
- (23) Discontinue use of any form of cooking equipment in Hotel guest room.
- (24) provide licensed pest & rodent Control Measures throughout
- (25) Repair all Crooked - Damaged Ceiling surfaces in guestrooms (as needed)
- (26) permanently remove storage in Basement and hallway closet or provide fire sprinkler
- (27) egress obstruction & fire escape remove all personal belonging
- (28) provide adequate number of receptacles and keep properly close covered in garage room
- (29) properly connect all vents throughout the premises, repair and ~~and~~ replace all rust segments
- (30) remove chain & padlock from central panel.

3/9/91

Bestme Construction Co.

TINNEY CHEUNG.

(Tel) (415) 421-3658

CHEER PLUMBING Co.

BESTME ELECTRIC Co.

\$13800.00



新基建築公司

BESTIME CONSTRUCTION CO.  
CHEER PLUMBING CO.

*State License No. 396861*

1541—B Grant Avenue  
San Francisco, CA 94133

Tel: (415) 421-30





Y  
LAI TAO YOUNG  
LILY YOUNG  
677 CLAY ST.  
SAN FRANCISCO, CA 94111

HOME SAVINGS  
OF AMERICA F.A.  
158-02

APR 17 1991 /19

Pay to the order of Bestine Construction Co. \$ 5,000.00

THE SUM 5000 DOLS 00 CTS Dollar

BANK OF CANTON  
OF CALIFORNIA  
STOCKTON STREET BRANCH  
1301 STOCKTON STREET  
SAN FRANCISCO, CALIFORNIA 94133

For JOB AT 1005 POWELL ST. Lai Tao Young

⑈001275⑈ ⑆121032232⑆ 03⑈029 301⑈ ⑈000050000⑈

Y  
LAI TAO YOUNG  
LILY YOUNG  
677 CLAY ST.  
SAN FRANCISCO, CA 94111

HOME SAVINGS  
OF AMERICA F.A.  
158-09

MAR 26 1991 /19

Pay to the order of Bestine Construction Co. \$ 4,000.00

THE SUM 4000 DOLS 00 CTS Dollar

BANK OF CANTON  
OF CALIFORNIA  
STOCKTON STREET BRANCH  
1301 STOCKTON STREET  
SAN FRANCISCO, CALIFORNIA 94133

For JOB AT 1005 POWELL ST. 1ST PAYMENT Lai Tao Young

⑈001258⑈ ⑆121032232⑆ 03⑈029 301⑈ ⑈000040000⑈

Y  
LAI TAO YOUNG  
LILY YOUNG  
677 CLAY ST.  
SAN FRANCISCO, CA 94111

HOME SAVINGS  
OF AMERICA F.A.  
158-08

APR. 2. T. Y.  
MAY 30 1991 /19

Pay to the order of Bestine Construction Co. \$ 1,000.00

THE SUM 1000 DOLS 00 CTS Dollars

BANK OF CANTON  
OF CALIFORNIA  
STOCKTON STREET BRANCH  
1301 STOCKTON STREET  
SAN FRANCISCO, CALIFORNIA 94133

For 1003A POWELL ST. ELECTRICAL WORKS Lai Tao Young

⑈001286⑈ ⑆121032232⑆ 03⑈029 301⑈ ⑈000010000⑈

Y  
LAI TAO YOUNG  
LILY YOUNG  
677 CLAY ST.  
SAN FRANCISCO, CA 94111

HOME SAVINGS  
OF AMERICA F.A.  
158-09

MAY 27 1991 /19

Pay to the order of Bestine Construction Co. \$ 2,500.00

THE SUM 2500 DOLS 00 CTS Dollar

BANK OF CANTON  
OF CALIFORNIA  
STOCKTON STREET BRANCH  
1301 STOCKTON STREET  
SAN FRANCISCO, CALIFORNIA 94133

JOB AT 1005 POWELL ST Lai Tao Young

⑈001291⑈ ⑆121032232⑆ 03⑈029 301⑈ ⑈000025000⑈

Y  
LAI TAO YOUNG  
LILY YOUNG  
677 CLAY ST.  
SAN FRANCISCO, CA 94111

HOME SAVINGS  
OF AMERICA F.A.  
198-02

SEP 24 1991 /19

Pay to the order of Bestine Construction Co. \$ 750.00

THE SUM 750 DOLS 00 CTS Dollars

BANK OF CANTON  
OF CALIFORNIA  
STOCKTON STREET BRANCH  
1301 STOCKTON STREET  
SAN FRANCISCO, CALIFORNIA 94133

⑈001291⑈ ⑆121032232⑆ 03⑈029 301⑈ ⑈000025000⑈







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

William P. & Lisa L. Tsang  
2074 29th Avenue  
San Francisco, CA 94116

Date: July 7, 1993

Nature of Appeal:

- ☐ Director's Order  
☒ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 2388-92 46th Ave. a.k.a.  
3554-60 Taraval St.

BLOCK 2374 LOT 021

APPEAL NO. 3354 S-NC-DEQ DI

INSPECTOR Robert Noelke

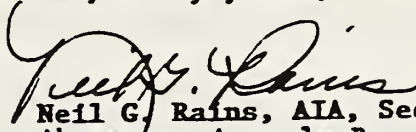
Appellant:


is to serve notice that your appeal, filed with the Abatement Appeals Board on  
Feb. 10, 1993, will be heard by the Board at 1:30 p.m. on July 28, 1993  
Room 282, City Hall, San Francisco, CA.

Further information is desired, please inquire at the Abatement Division of the  
Department of Public Works, 460 McAllister Street, CA 94102. Please bring any  
documents and information that may support your appeal such as contracts, permits,  
Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with  
you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing sent to Appellant 

0215 (Rev. 9/87)

1) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(61)



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

WILLIAM TSANG  
Appellant

Appeal Number 3354

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

2388-2392 46TH AVE, S.F. CA.

(1) The affected premises are located at 3554-3560 TARAVAL ST. S.F. CA. San Francisco. They contain THREE dwelling units and rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

WE ARE GOING TO HAVE THE DRAFTMAN TO PREPARE FOR THE PLAN AND APPLY FOR THE PERMIT WITHIN 60 DAYS. (WE BOUGHT THE BUILDING AT SEPT. 1989 WITHOUT KNOWING ALL FACTS. SORRY FOR ANY DELAY.)

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

AFTER APPLYING THE PERMIT, PLEASE ALLOW 60-90 DAYS TO HAVE THE WORKS DONE. IF POSSIBLE  
THANK YOU.

(Attach additional sheet(s) if necessary.)

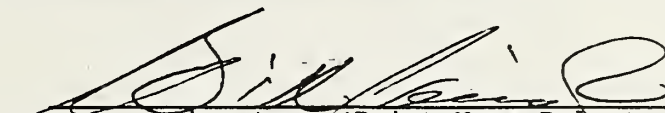
(4) The undersigned is the owner agent, (state which) of the premises described in Paragraph (2) above \_\_\_\_\_.

(5) The official address of the undersigned is:

2074 - 29TH AVE, S.F. CA. 94116

Tel. No. 415-665-5919

Dated: 2-8-93.

  
Signature (Print Name Below)  
WILLIAM TSANG







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Esther M. Rios  
2917 Barrett Av.  
Richmond, CA 94804

Date: July 7, 1993

Nature of Appeal:

- ☐ Director's Order  
☒ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 284 Niagara Avenue

BLOCK 6971-B LOT 034

APPEAL NO. 3355 S-NC-DEQ DC

INSPECTOR Robert Noelke, Acting Chief

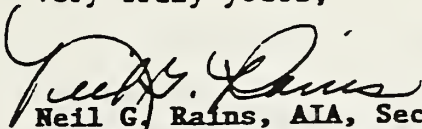
Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on Feb. 10, 1993, will be heard by the Board at 1:30 p.m. on July 28, 1993 in Room 282, City Hall, San Francisco, CA.

Further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing sent to Appellant



APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$ 52.60

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Esther M. Rios  
Appellant

Appeal Number 3355

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The affected premises are located at 284 Niagara Ave SF, Ca 94112 San Francisco. They contain one dwelling units and rooming units.
- (2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).  

*On January 15, 1993 I file an application for a building permit (Application # 9300630) I need some more time to meet city planning & other city agency requirements*
- (3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

(Attach additional sheet(s) if necessary.)

- (4) The undersigned is the owner agent, (state which) of the premises described in Paragraph (2) above \_\_\_\_\_.
- (5) The official address of the undersigned is:

Esther M. Rios

2917 Barrett Ave

Richmond, CA 94804

Tel. No. h 510-232-4412  
W 510-741-6917

Dated: 2/5/93

  
Signature (Print Name Below)

Esther M. Rios

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)

(64)







ADDRESS: 284 NIAGARA AVENUE

BLOCK: 6971B LOT: 034  
SEQ: 01 CASE: DCORIOS, ESTHER M.  
2917 BARRETT AVENUE  
RICHMOND, CA 94804OWNER'S NAME:  
RIOS, ESTHER M.ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 161,142

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON DECEMBER 16, 1992 IN ACCORDANCE WITH DPW HEARING ORDER NO. 160,118. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 45 DAYS TO FILE FOR A BUILDING PERMIT.
2. 30 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
3. 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JANUARY 12, 1993

FILE (2)  
OWNER  
BBI (3) (1 signed)  
JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS

APPROVED: DECEMBER 16, 1992







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Christine A. Hawkins  
101 Lombard Street  
San Francisco, CA 94111

Date: July 7, 1993

Nature of Appeal:

- ☐ Director's Order  
☒ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 3677 19th Street

BLOCK 3598 LOT 062

APPEAL NO. 3356 S-NC-DEQ DA

INSPECTOR Robert Noelke, Acting Chief

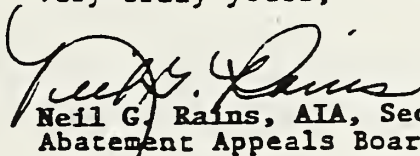
Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on  
Feb. 16, 1993, will be heard by the Board at 1:30 p.m. on July 28, 1993  
Room 282, City Hall, San Francisco, CA.

Further information is desired, please inquire at the Abatement Division of the  
Department of Public Works, 460 McAllister Street, CA 94102. Please bring any  
documents and information that may support your appeal such as contracts, permits,  
Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with  
counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

cc: Katherine Gonzales  
101 Lombard St.  
San Francisco, CA 94111

\* Original Notice of Hearing sent to Appellant and a copy to Appellant's Agent.

(66)



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Christine Hawkins

Appellant

Appeal Number 3356

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The affected premises are located at 3677 14th St SF. 94110  
San Francisco. They contain 3 dwelling units and        rooming units.
- (2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

- (3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

- ① Letter or Notice was not received at correct address  
② Tenant is in the process of being evicted  
③ We need an additional 30 days to get necessary  
Building permit & other permits required.

(Attach additional sheet(s) if necessary.)

- (4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above       .
- (5) The official address of the undersigned is:

Christine Hawkins

101 Lombard 28 West

(W) 929-7100

S.F. CA. 94111

Tel. No. (W) 929-1211-

Dated: 2-16-93

Katherine Gonzalez  
Signature (Print Name Below)

Katherine Gonzalez







## CODE ENFORCEMENT DIVISION

DATE: 10/30/92  
PROPERTY ADDRESS:  
3677 19TH ST  
BLOCK: 3598 LOT: 062  
SEQ: 01 CASE: DAO

HAWKINS CHRISTINE A  
1700 CALIFORNIA ST #100  
SAN FRANCISCO CA

OWNER'S NAME: 54-60  
HAWKINS CHRISTINE A BOB

INSPECTOR: \_\_\_\_\_

DISTRICT: 38A

CT: 207

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE REGULAR ORDER NO. 160808

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 10/21/92 in accordance with the DPW HEARING ORDER NO. 159974.

The hearing was conducted by a representative of the Director.

THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 11/17/92.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 10/21/92

Very Truly Yours,

John E. Cribbs  
Director of Public Works





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Ronald Leung  
790 Myra Wy  
San Francisco, CA 94127

Date: July 7, 1993

Nature of Appeal:

- ☐ Director's Order  
☒ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 790 Myra Way

BLOCK 2947-A LOT 021

APPEAL NO. 3357 S-NC-DEQ DC

INSPECTOR Robert Noelke, Acting Chief

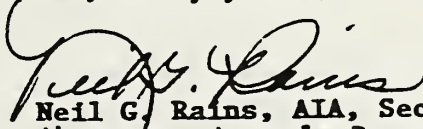
Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Feb. 16, 1993, will be heard by the Board at 1:30 p.m. on July 28, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

cc: Angelo Maggio  
790 Myra Wy  
San Francisco, CA 94127

\* Original Notice of Hearing sent to Appellant and a copy to Appellant's Agent.

(69)

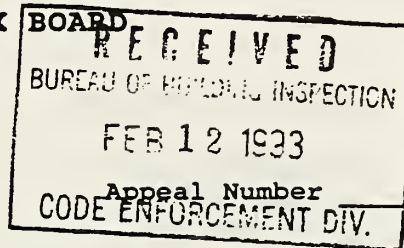




APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
10 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$ 51.60

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD



ANGELLO MAGGIO/RONALD LEUNG  
Appellant

3357

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 790 MYRA WY., San Francisco. They contain ONE dwelling units and NO rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

① I AM APPEALING THE STATUS OF THE COMPLAINT. IT IS DESCRIBED AS 2 (TWO) UNITS w/2 TWO KITCHENS THIS WAS NEVER A FACT. ② THE PENALTIES LEVIED AFTER COMPLIANCE SHOULD THEREFORE BE REDUCED.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

THE STATUS OF THE COMPLAINT SHOULD BE CHANGED (PARAGRAPH 3 - NOTICE OF NONCOMPLIANCE LINE C.) STATES DESCRIPTION AS 2 UNITS. THERE IS ONLY 1 UNIT. ORIGINAL COMPLAINT STATES PREMISES HAS ADDITIONAL KITCHEN. IT DOES NOT. ALL IT HAS IS AN ADDITIONAL BEDROOM w/BATH. A BUILDING INSPECTOR CAN VERIFY THIS. HE SAW THE PREMISES BUT NEVER CHANGED COMPLAINT. PENALTIES SHOULD BE SUBSTANTIALLY REDUCED.

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Angelo Maggio.

(5) The official address of the undersigned is:

790 MYRA WY.

SAN FRANCISCO, CALIFORNIA

Tel. No. 587-9489

Dated: 2-12-93

Angelo Maggio

Signature (Print Name Below)

ANGELLO MAGGIO

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

50 McAllister St., Room 301  
San Francisco, CA 94102  
58-6168

NATURE OF APPEAL

- ☐ Director's Order  
☒ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing

NOTICE OF DECISION

- ☐ ABSENT  
☐ PRESENT

Appellant Filian Levon  
Address 1598 Bush Street  
San Francisco, CA 94109

PROPERTY ADDRESS 572-574A Grove St.  
BLOCK 0794 LOT 035  
HEARING DATE June 23, 1993  
APPEAL NUMBER 3340  
INSPECTOR Robert Noelke

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days per Appellant's request. The next hearing will be on July 28, 1993 at 1:30 P.M., City Hall, Room 282.

Neil G. Rains, AIA, Acting Secretary  
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(c) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

NOTE MAILED: July 8, 1993

(71)





~~1442~~  
Re: 572 GROVE

COLONIAL REALTY

Levon Filian

and Investment Company

6-5-93

TO: Mr. L.M. Kornfield

As per your message on 5-27-93  
and your notice dated ~~May 7-93~~ <sup>June 7-93</sup>  
& received by me on 6-5-93  
I am sending you a copy of  
the court order. 3 pages.

The tenant will be out 7-1-93  
we will immediately renew  
the permit & start work.  
I will be in San Diego for  
the Calif. Asso. of Realtors' Direc-  
tors meeting on June 23-93.  
we are very anxious to start  
working ASAP.

1598 Bush Street  
P.O. Box 640249  
San Francisco, CA 94164-0249

FAX: 415-776-5359

415-776-9500



COLONIAL REALTY

and Investment Company

Levon Filian  
Broker Associate  
415-776-9500  
415-776-2712-243 Voice Mail  
415-776-5359 FAX

1598 Bush Street  
P.O. Box 640249  
San Francisco, CA 94164-0249

(72)





1 DAVID M. THOMPSON, ESQ./#62999  
2 Law Offices of David M. Thompson.,  
3 1388 Sutter Street, Suite 605  
San Francisco, CA 94109  
Telephone: (415) 771-0100

4 Attorney for Plaintiff  
5 Levon Filian

6  
7 MUNICIPAL COURT OF THE STATE OF CALIFORNIA  
8 COUNTY OF SAN FRANCISCO  
9

10 LEVON FILIAN, ) Case No. 085797  
11 )  
12 Plaintiff, ) JUDGMENT PURSUANT TO STIPULATION  
13 v. )  
14 MARION DANIELS )  
15 Defendant. )

16 Pursuant to the Stipulation For Entry of Judgment entered  
17 into by the parties hereto on February 25, 1993, in Department 7  
18 of the above-entitled court, before the Honorable Lillian D. Sing:

19 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that judgment  
20 shall be entered in favor of plaintiff, LEVON FILIAN, and against  
21 defendant, MARION DANIELS, as follows:

22 1. Plaintiff shall have immediate restitution of the  
23 premises known as 574A Grove Street, San Francisco, California.

24 2. A Writ of Execution - Possession of Real Property may  
25 issue immediately, however, physical eviction shall be stayed to,  
26 and including, July 1, 1993.  
27  
28



1           3. Plaintiff shall pay to defendant the sum of \$2,500.00  
2 on or before 5:00 p.m. on March 1, 1993, by delivering same to  
3 defendant's attorneys.

4           4. Defendant shall voluntarily vacate the premises on or  
5 before July 1, 1993, leaving same in good order, clean and free  
6 from all personal belongings and debris.

7           5. Defendant shall not be obligated to pay any rent for  
8 the premises from March 1, 1993, to and including, July 1, 1993.

9           6. On or before June 15, 1993, plaintiff shall deposit  
10 in the trust account of his attorney, David M. Thompson, the sum  
11 of \$2,500.00, whereupon David M. Thompson shall forthwith provide  
12 appropriate proof of said deposit to the attorney for defendant.

13           7. If defendant complies with the terms of paragraph 5  
14 above, plaintiff's attorney shall, within 48 hours of defendant  
15 vacating the premises, deliver to defendant's attorney his trust  
16 check in the sum of \$2,500.00 payable to defendant.

17           8. If defendant fails to comply with the terms of  
18 paragraph 5 above, plaintiff shall be under no obligation to pay  
19 to defendant the additional \$2,500.00 and same shall revert back  
20 to plaintiff.

21           9. If defendant abides by all of the terms of this  
22 judgment, plaintiff shall forthwith recall any Writ of Execution,  
23 vacate the judgment, and file a Request For Dismissal with  
24 prejudice.

25           10. By allowing this judgment to be entered the parties  
26 hereby release and discharge each other, their agents, employees,  
27 successors in interest, and assigns, from and with respect to any  
28 and all claims, actions or causes of action, of whatever nature,





1 character or description whatsoever, whether known, unknown,  
2 suspected or unsuspected which arise out of or are in any way  
3 based upon, connected with or related to the subject matter of the  
4 within action or the tenancy of defendant, including, but not  
5 limited to, wrongful eviction, excepting damages to the premises  
6 caused willfully by defendant.

7 11. Defendant agrees to ask for no stays of execution and  
8 none shall be granted absent extraordinary circumstances.

9 12. Each party shall bear their own attorney's fees and  
10 costs.

11 DATED: March 15, 1993

LILLIAN K. SING

JUDGE OF THE MUNICIPAL COURT

13 APPROVED AS TO FORM.

14   
15 JEAN TURK, Attorney For  
16 Defendant MARION DANIELS

MAR 15 1993

17 Date entered \_\_\_\_\_

18 Entered in Minute Bk Vol \_\_\_\_\_ Page \_\_\_\_\_

19 GORDON PARK-LI

20 Clerk of the Municipal Court,

J. SAWA

21 By \_\_\_\_\_

22 Deputy







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

150 McAllister St., Room 301  
San Francisco, CA 94102  
558-6168

NATURE OF APPEAL

- ☐ Director's Order  
☒ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing

NOTICE OF DECISION

- ☐ ABSENT  
☒ PRESENT

Appellant Filian Levon  
Address 1598 Bush Street  
San Francisco, CA 94109

PROPERTY ADDRESS 572-74A Grove St.  
BLOCK 0794 LOT 035  
HEARING DATE May 26, 1993  
APPEAL NUMBER 3340  
INSPECTOR L. M. Kornfield, Chief

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next hearing will be on June 23, 1993 at 1:30 P.M., City Hall, Room 282.

Owner's Other Address:  
Filian Levon  
P. O. Box 423267  
San Francisco, CA 94142

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(c) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: June 7, 1993

(76)





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF ~~APP~~/FTB HEARING

Appellant's Name & Mailing Address:

Filian Levon

1598 Bush Street  
San Francisco, CA 94109

Date: May 5, 1993

Nature of Appeal:

- ☐ Director's Order  
☒ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 572-574A Grove St.

BLOCK 0794 LOT 035

APPEAL NO. 3340 S-NC-DEQ DC-1

INSPECTOR L. M. Kornfield

Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Dec. 21, 1992, will be heard by the Board at 1:30 p.m. on May 26, 1993 in Room 282, City Hall, San Francisco, CA.

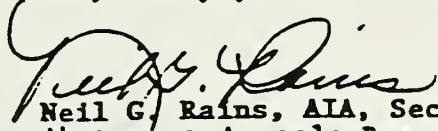
Further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Owner's Other Address:

Filian Levon  
P. O. Box 423267  
San Francisco, CA 94142

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant.





APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-0742  
FILING FEE: \$ 54.60

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO  
FRANCHISE TAX BOARD

LEVON FILIAN  
Appellant

Appeal Number 0340

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (1) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The affected premises are located at 572-574 GROVE  
ST San Francisco. They contain  
4 dwelling units and        rooming units.
- (2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto) *The permit has been taken, the contractor is willing to work. The tenant is not cooperating, will not move out, or let contractor in. This is an ongoing over 1 year I am forced to take legal action.*
- (3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

(Attach an additional sheet if necessary)

- (4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner.
- (5) The official address of the undersigned is:  
P.O. Box 423267  
S.F. CA 94142  
Telephone Number: 776-2712 x 243

Dated: 12-7-, 19 92.

Signature of Appellant 

File Appeal with the Abatement Appeals Board (AAB), Room 260  
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102  
Telephone Number: (415) 554-8742.





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

460 McAllister St., Room 301  
San Francisco, CA 94102  
415-38-6168

NATURE OF APPEAL

- ☐ Director's Order  
☒ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing

NOTICE OF DECISION


- ☐ ABSENT  
☐ PRESENT

Appellant  
Address Do Loy & Lai T Young Rev Tr  
c/o Do Loy & Lai Tao young  
677 Clay St.  
San Francisco, CA 94111

PROPERTY ADDRESS 1001-1005 Powell St.  
BLOCK 0212 LOT 008  
HEARING DATE June 23, 1993  
APPEAL NUMBER 3349  
INSPECTOR Robert Noelke

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next hearing will be on July 28, 1993 at 1:30 P.M., City Hall, Room 282.

  
Neil G. Rains, AIA, Acting Secretary  
Abatement Appeals Board

HEARING: Pursuant to Sec.203(r) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: July 8, 1993

(79)





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Do Loy & Lai T Young Rev Tr  
c/o Do Loy & Lai Tao Young  
677 Clay St.  
San Francisco, CA 94111

Date: June 2, 1993

Nature of Appeal:

- ☐ Director's Order  
☒ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 1001-1005 Powell St.

BLOCK 0212 LOT 008

APPEAL NO. 3349 S-NC-DEQ DC

INSPECTOR \_\_\_\_\_

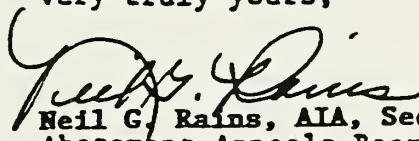
Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on  
Jan. 20, 1993, will be heard by the Board at 1:30 p.m. on June 23, 1993  
Room 282, City Hall, San Francisco, CA.

Further information is desired, please inquire at the Abatement Division of the  
Department of Public Works, Room 301, 450 McAllister Street. Please bring any  
documents and information that may support your appeal such as contracts, permits,  
Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with  
you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant.



(80)





APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$ 54.60

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO  
FRANCHISE TAX BOARD

Do Loy & Lai T. Young REU TR  
Appellant

92-206  
Appeal Number 3349

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (1) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The affected premises are located at 1001-1005 POWELL ST.  
San Francisco. They contain  
dwelling units and 64 rooming units.
- (2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

*See attached sheet.  
Notice of noncompliance*

- (3) (State the relief you seek and reasons why you claim the appealed action should be modified or reversed by this board)

*Need more time for to repair for the city required  
to the notice of 3/5/91*

(Attach an additional sheet if necessary)

- (4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above \_\_\_\_\_.

- (5) The official address of the undersigned is:

\_\_\_\_\_  
Telephone Number: (415) 982-7566

Dated: JAN. 14, 1993.

Signature of Appellant *Do Loy Young*

File Appeal with the Abatement Appeals Board (AAB), Room 260  
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102  
Telephone Numbers: (415) 554-8742.





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

50 McAllister St., Room 301  
San Francisco, CA 94102  
58-6168

NATURE OF APPEAL

- ☐ Director's Order  
☒ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing

NOTICE OF DECISION

- ☐ ABSENT  
☒ PRESENT

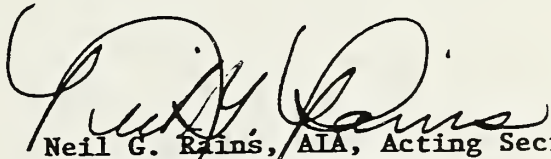
Appellant Thompson Chow  
Address P. O. Box 6357  
San Mateo, CA 94403

PROPERTY ADDRESS 530 Jackson Street  
BLOCK 0176 LOT 009  
HEARING DATE June 23, 1993  
APPEAL NUMBER 3376  
INSPECTOR Robert Noelke

ABATEMENT APPEALS BOARD DECISION:

The case is continued for another thirty (30) days. The next hearing will be on July 28, 1993 at 1:30 P.M., City Hall, Room 282.

cc: Alice Suet Yee Barkley  
220 Montgomery Street, Suite 691  
San Francisco, CA 94102

  
Neil G. Rains, AIA, Acting Secretary  
Abatement Appeals Board

HEARING: Pursuant to Sec.203(r) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: July 8, 1993

(82)







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301  
San Francisco, CA 94102  
558-6168

NATURE OF APPEAL

- ☐ Director's Order  
☒ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing

NOTICE OF DECISION

- ☐ ABSENT  
☐ PRESENT

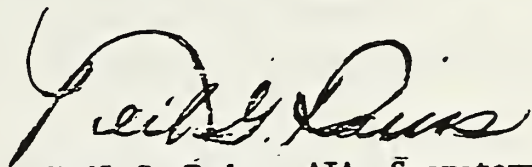
Appellant Thompson Chow  
Address P. O. Box 6357  
San Mateo, CA 94403

PROPERTY ADDRESS 530 Jackson Street  
BLOCK 0176 LOT 009  
HEARING DATE May 26, 1993  
APPEAL NUMBER 3376  
INSPECTOR L. M. Kornfield, Chief

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days at the request of the Appellant's Attorney. The next hearing will be on June 23, 1993 at 1:30 P.M., City Hall, Room 260.

cc: Alice Suet Yee Barkley  
220 Montgomery Street, Suite 691  
San Francisco, CA 94102

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(c) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: June 7, 1993

(83)





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Thompson Chow  
P. O. Box 6357  
San Mateo, CA 94403

Date: May 5, 1993

Nature of Appeal:

- ☐ Director's Order  
☒ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 530 Jackson Street

BLOCK 0176 LOT 009

APPEAL NO. 3376 S-NC-DEQ DC0

INSPECTOR L. M. Kornfield

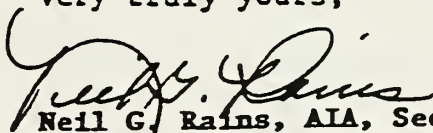
Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on April 13, 1993, will be heard by the Board at 1:30 p.m. on May 26, 1993 at Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's agent.

Alice Suet Yee Barkley  
220 Montgomery St., Ste. 691  
San Francisco, CA 94102  
2.5 (Rev. 9/87)

(84)

558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102





the appeal with  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 260  
San Francisco, CA 94102  
Tel. No. 554-8742  
Filing Fee: \$ 54.60

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

THOMPSON CHOW  
Appellant

Appeal Number 3376

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The affected premises are located at 530 Jackson Street, San Francisco. They contain two (2) dwelling units and three (3) rooming units.
- (2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

Appeal filing of Notice of Non-Compliance with Franchise Tax Board dated March 31, 1993, Notice No. 93-117.

- (3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

See attached letter to Neil Rains dated April 8, 1993.

(Attach additional sheet(s) if necessary.)

- (4) The undersigned is the ~~owner~~/agent, (state which) of the premises described in Paragraph (2) above Agent for 530 Jackson Street.
- (5) The official address of the undersigned is:

Alice Suet Yee Barkley

220 Montgomery Street, Suite 691

San Francisco, CA 94104

Tel. No. (415) 989-6771

Dated: April 5, 1993

Alice Suet Yee Barkley  
Signature (Print Name Below)  
Alice Suet Yee Barkley

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)





ALICE SUET YEE BARKLEY

Attorney at Law

The Mills Building, Suite 691  
220 Montgomery Street  
San Francisco, California 94104

Tel: (415) 989-6771  
Fax: (415) 989-1042

April 8, 1993

Mr. Neil Rains  
Secretary, Abatement Appeals Board  
1390 Market Street, Room 260  
San Francisco, CA 94102

Subject: Notice of Non-Compliance - 530 Jackson Street

Dear Mr. Rains:

As you know, our office represents Thompson Chow, the property owner of 530 Jackson Street, and have been working with you and Frank Chiu to resolve the Building Code issues surrounding the unlawful conversion of the upper floors as offices in 1975 by the then Master lessee. By this letter, we are appealing the Notice of Non-Compliance issued on March 31, 1993 for "Substandard Rental Housing" and the filing of the Notice of Non-Compliance with the Franchise Tax Board. Attached herewith is the Appeal Form and a check in the amount of \$54.60 for the filing fee.

This appeal is based on the following grounds:

1. Since 1975, this building has been used for commercial purposes only.
2. A building permit application (No. 9205867) has been submitted to convert the upper floors of the subject property into commercial uses.
3. The property owner is working with the Bureau of Building Inspection to clarify the precise nature of work to be undertaken to correct fire-safety violations required for commercial occupancy. Upon receipt of clarification from the Bureau of Building Inspection, the property owner is prepared to proceed with the work under discussion with you and Mr. Chiu forthwith.
4. The property owner has filed an appeal of DPW Order No. 161531 with the Abatement Appeals Board for additional time to comply with the seismic safety requirements.




Mr. Neil Rains

-2-

April 8, 1993

Since an appeal of DPW Order No. 161531 has been filed, it is respectfully requested that this appeal and the appeal on the DPW Order be consolidated for hearing. If you have any questions, please do not hesitate to call me.

Very truly yours,

  
Alice Suet Yee Barkley

cc: Mr. Thompson Chow  
Mr. Wayne Hu  
Mr. Andrew Fagan

A0407931.CHO

(87)





561 Rainbow Drive  
Napa California 94558  
June 7 1993

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board  
1390 Market Street #260  
San Francisco, California 94102

<b>Re: Director's Order</b>	<b>Appeal No. 6458</b>	<b>June 23 1993</b>
<b>Franchise Tax Board Notices</b>	<b>Appeal No. 3350</b>	<b>June 23, 1993</b>
201 Noe St.,		
Block 3560 Lot 20-C,		

Dear Mr. Rains,

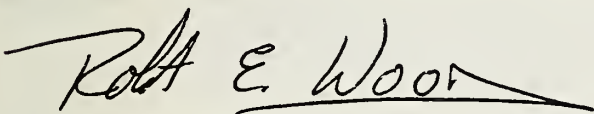
As a Corporate Instructor for United Airlines, I will be in Chicago from June 22 to July 14 teaching. Therefore, it is not possible for me to be in attendance at my scheduled hearing on June 23, 1993. I need to schedule my appointments one month in advance due to my travel schedule.

Because of that fact, and the importance of my attending the hearing to present evidence on my behalf, I respectfully request that you reschedule my hearing to your July or August hearing date.

There will be no problem with my attending your hearing dates on the fourth Wednesday of July or August.

A copy of my hearing notice for the Franchise Tax Board is enclosed for your convenience.

Sincerely,



Robert E. Wood

(A)

THE UNIVERSITY OF CHICAGO  
 LIBRARY  
 540 EAST 58TH STREET  
 CHICAGO, ILL. 60637

ACQUISITION DEPARTMENT  
 540 EAST 58TH STREET  
 CHICAGO, ILL. 60637  
 TEL: 773-936-5000

FROM: [illegible]  
 TO: [illegible]  
 SUBJECT: [illegible]

DATE: [illegible]

[illegible text block]

[illegible text block]

[illegible text block]

[illegible text block]

[illegible]

[illegible text block]

[illegible]

111  
CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS  
MINUTES OF HEARING NO. 366

July 28, 1993  
Room 282, City Hall at 1:30 P.M.

DOCUMENTS DEPT.

AUG 13 1993

SAN FRANCISCO  
PUBLIC LIBRARY

BOARD MEMBERS PRESENT

William M. Abend, President  
Kenneth Bohegian  
Carl H. Ernst  
Harry Jamerson  
Shirley C. Yawitz

DEPARTMENT REPRESENTATIVES

Neil G. Rains, A.I.A. - Acting Secretary of AAB  
Robert Noelke - Acting Chief Inspector

ABATEMENT APPEALS:

#6489      2614 Buchanan Street  
John C. and Gregory Adams  
c/o Janis Platt  
(Present)

DECISION:      The case is continued for (60) days. The next hearing will be on  
September 22, 1993.

#6490      55 Osgood Place  
Richard B. Simkalo  
c/o Ronald E. Hothem  
(Absent)

DECISION:      The case is continued for (60) days. The next hearing will be on  
September 22, 1993.

#6491      3315-19 Mission Street  
Pedro S. Duarte  
(Present)

DECISION:      The appeal is granted with the stipulation that the Appellant is to  
complete all required work with the final approval from the inspector  
within ninety (90) days. The case will be referred to the City  
Attorney if all required work is not done by October 28, 1993.



Abatement Appeals Continued Hearing

#6486      530 Jackson Street  
Thompson Chow  
c/o Alice Suet Yee Barkley  
(Present)

DECISION:    The appeal is granted with regards to the seismic issues. The work in 1975 under section 104 shall not accelerate the UMB beyond the normal schedule. This decision does not set any precedence.

FRANCHISE TAX BOARD HEARINGS:

#3353      1001-05 Powell Street  
Do Loy & Lai Tat young Rev. Tr.  
c/o Do Lay Young  
(Present)

DECISION:    The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within sixty (60) days. Franchise Tax Board will be notified if all required work is not done by September 27, 1993.

#3354      2388-92 46th Avenue AKA 3554-60 Taraval Street  
William Tsang  
(Present)

FINDING:      Case is abated.

#3355      284 Niagara Avenue  
Esther M. Rios  
(Present)

DECISION:    The case is continued for sixty (60) days. The next hearing will be on September 22, 1993.

#3356      3677-79 19th Street  
Christine A. Hawkins  
c/o Katherine Gonzales  
(Absent)

FINDING:      Case is abated.



1000 S. EAST ASIAN BLVD.

CHICAGO, ILL. 60607-7073

TEL: 773/936-3100

FAX: 773/936-3101

WWW.CHICAGO.EDU

1000 S. EAST ASIAN BLVD.

CHICAGO, ILL. 60607-7073

TEL: 773/936-3100

FAX: 773/936-3101

WWW.CHICAGO.EDU

1000 S. EAST ASIAN BLVD.

CHICAGO, ILL. 60607-7073

TEL: 773/936-3100

FAX: 773/936-3101

#3357            790 Myra Way  
                 Ronald Leung  
                 c/o Angelo Maggio  
                 (Absent)

DECISION:    Appellant being absent and not represented, appeal is automatically denied. Notice of noncompliance will be referred to the Franchise Tax Board.

FRANCHISE TAX BOARD CONTINUED HEARINGS:

#3340            572-74A Grove Street  
                 Filian Levon  
                 (Present)

DECISION:    The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within thirty (30) days. Franchise Tax Board will be notified if all required work is not done by August 30, 1993.

#3349            1001-05 Powell Street  
                 Do Loy T. young Rev. Tr.  
                 (Present)

DECISION:    The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within sixty (60) days. Franchise Tax Board will be notified if all required work is not done by September 27, 1993.

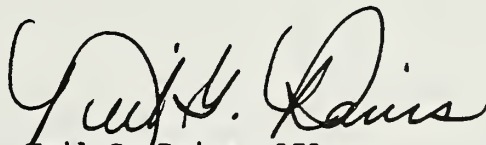
#3376            530 Jackson Street  
                 Thompson Chow  
                 c/o Alice Suet Yee Barkley  
                 (Present)

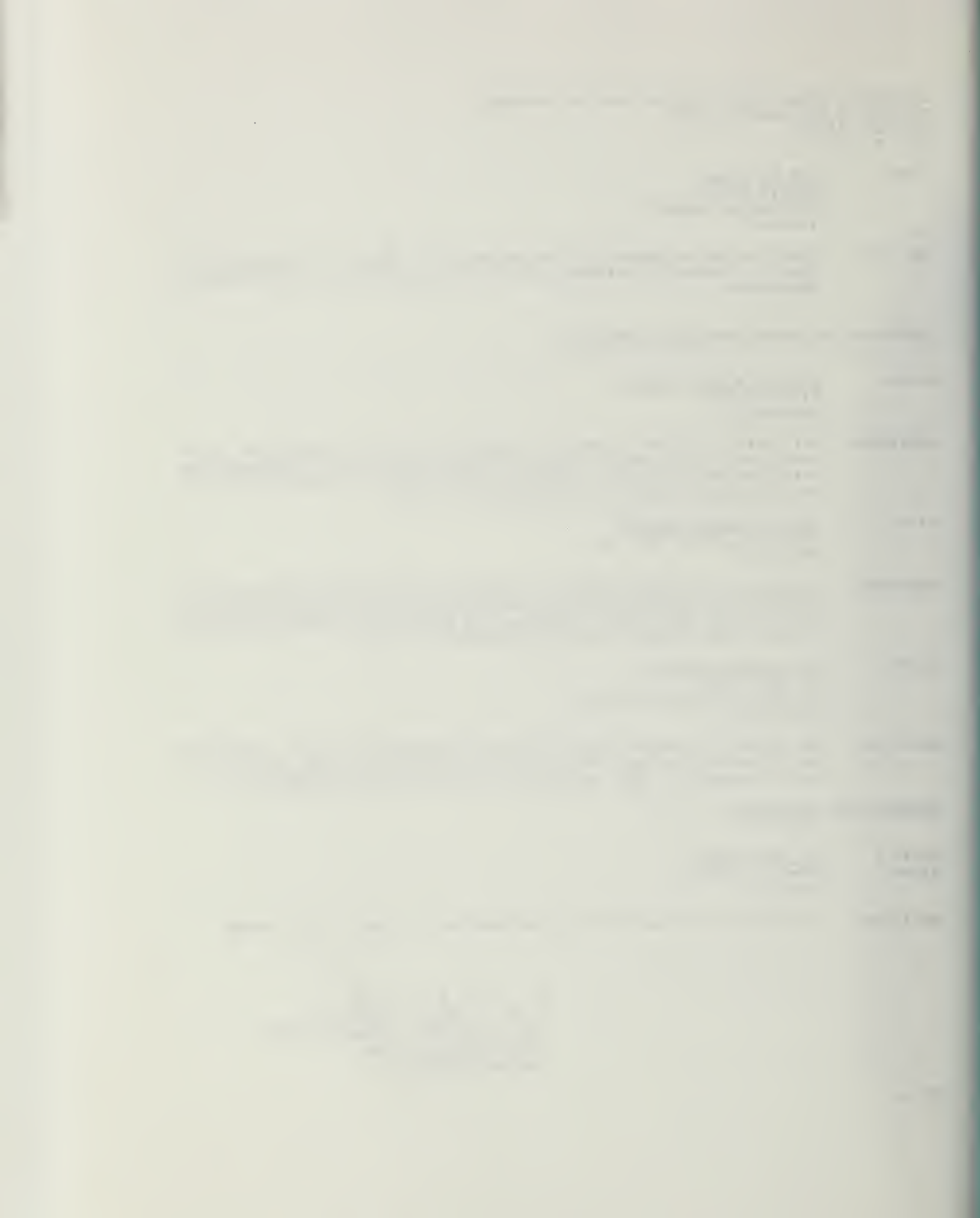
DECISION:    The appeal is granted with regards to the seismic issues. The work in 1975 under section 104 shall not accelerate the UMB beyond the normal schedule. This decision does not set any precedence.

REQUEST FOR REHEARING:

#6458 &        201 Noe Street  
#3350        Robert E. Wood  
                 (Absent)

DECISION:    It was the decision of the Board Members to rehear these cases.

  
Neil G. Rains, AIA  
Acting Secretary









11  
DEPT. OF PUBLIC WORKS  
CITY AND COUNTY OF SAN FRANCISCO  
101 ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS  
AGENDA OF HEARING NO. 367  
AUGUST 25, 1993  
Room 282, City Hall at 1:30 P.M.

DOCUMENTS DEPT

AUG 13 1993

SAN FRANCISCO  
PUBLIC LIBRARY

ABATEMENT APPEALS BOARD MEMBERS

William M. Abend, President  
Kenneth Bohegian  
Carl H. Ernst  
Harry Jamerson  
Shirley C. Yawitz

DEPARTMENT REPRESENTATIVES

Neil G. Rains, Acting Secretary of AAB  
Louise Kimbell, Chief Housing Inspector

<u>Item No.</u>	<u>Page No.</u>	<u>Case No.</u>	<u>Property Address</u>
<u>ABATEMENT APPEALS:</u>			
1.	1 - 9	6492	<u>1030 Lake Street</u> Helen M Wolins Inter-Viv Tr c/o Charlotte H. Huggins, Esq.
2.	10 - 13	6493	<u>45 Cerritos Avenue</u> Daley, Gertrude C. c/o Ron Daley

ABATEMENT APPEALS CONTINUED HEARINGS:

3.	14 - 18	6488	<u>128 Sagamore Street</u> Blanca O. Lopez c/o Leon Otero
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FRANCHISE TAX BOARD HEARINGS:

4.	19 - 20	3359	<u>2570 39th Avenue</u> Anita A. Nones
5.	21 - 22	3360	<u>2690 45th Avenue</u> Shawna McGrew
6.	23 - 24	3361	<u>245 Cotter Street</u> Chen Rui Sheng & Cui Lan
7.	25 - 26	3362	<u>2812-16 21st Street</u> Thomas B. & Julie W. Doyle
8.	27 - 29	3363	<u>1255 16th Avenue</u> Alfredo & Engracia Lagman c/o Richard M. Grabstein, Esq.



9.	30 - 31	3366	<u>943 Somerset Street</u> Sabino & Micaela Saavedra
10.	32 - 34	3367	<u>407-415 Lombard Street</u> Mitchell J. Friedman
11.	35 - 36	3368	<u>1222-1224 9th Avenue</u> Ayad & Jane Hussain
12.	37 - 39	3369	<u>1366 - 36th Avenue</u> Leonid & Katrin Stolyarov c/o Leonid Stolyarov

FRANCHISE TAX BOARD CONTINUED HEARINGS:

13.	40 - 42F	3346	<u>149 London Street</u> Myra Gulley
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NOTE:	3364	Case Abated 3/16/93
	3365	Case Abated 2/26/93

E-n-d.

/ml

cc: AAB Members  
Superintendent, BBI  
Assistant Superintendent, HID  
Secretary, AAB  
BBI Hearing Officer  
City Attorney  
City Planning  
Public Library, c/o Jerry Roth  
CED Record Clerk  
File (2 copies)  
Agenda Only:  
Board of Permit Appeals, City Hall, Rm. 159A  
SF Fire Department  
SF Public Health Dep't. - Rm. 217  
Posting Copy at City Hall





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Date: August 5, 1993

Nature of Appeal:

Helen M Wolins Inter-Viv Tr

c/o Helen M Wolins

1030 Lake St.

San Francisco, CA 94118

- ☒ Director's Order  
☐ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 1030 Lake St.

BLOCK 1347

LOT 005

APPEAL NO. 6492

S-NC-DEQ DA

INSPECTOR Robert Noelke

Appellant:

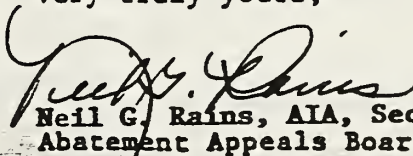
It is to serve notice that your appeal, filed with the Abatement Appeals Board on July 21, 1993, will be heard by the Board at 1:30 p.m. on August 25, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

cc: Charlotte H. Huggins, Esq.  
60 E. Sir Francis Drake Bl., Ste 207  
Larkspur, CA 94939

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's Agent.





APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

HELEN WOLINS  
Appellant

6492  
Appeal Number         

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 6/09/93.
- (2) The affected premises are located at 1030 Lake Street, San Francisco. They contain 6 dwelling units and -0- rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Requirement that owner replace internal apartment doors (6) with different glass, cover with plexiglas, or otherwise change internal doors to meet code requirements re security.

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)  
LIFETIME MORITORIUM requested. Nature and quality of entire building would be adversely affected; financial hardship for owner, who is retired and on a fixed income; tenants and owner all feel that their security is not at issue; thick glass/nubbed glass already exists on internal doors.

(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the ~~owner~~/agent, (state which) of the premises described in Paragraph (2) above CHARLOTTE H. HUGGINS, ESO..
- (6) The official address of the undersigned is:  
60 E. SIR FRANCIS DRAKE BOULEVARD, SUITE 207, LARKSPUR CA 94939

Tel. No. 416/461-4760

Date 7/16/93

  
Signature (Print Name Below)

(2) CHARLOTTE H. HUGGINS



CHARLOTTE H. HUGGINS

ATTORNEY AT LAW

WOOD ISLAND, SUITE 207 ♦ 60 E. SIR FRANCIS DRAKE BOULEVARD ♦ LARKSPUR, CALIFORNIA 94939  
TELEPHONE: 415 461.4760 FACSIMILE: 415 461.8038

July 16, 1993

Abatement Appeals Board  
460 McAllister Street  
San Francisco, CA 94102

Re: Order of Abatement  
Order No: 162011; 1030 Lake Street

Dear Sir or Madam:

Enclosed please find an Appeal from the Order of Abatement issued by the Department of Public Works on or about June 18, 1993. Also enclosed is Helen Wolins' (owner of property) personal check, No. 238 in the amount of \$64.60 to cover your filing fees.

I further enclose copies of letters previously submitted by the undersigned and tenants of the property located at 1030 Lake Street. A review of the file on this property will reveal that photographs of the alleged "violative" doors, as well as duplicate copies of the enclosed letters were submitted to the Board at the June 9, 1993 hearing. I request that the Appeals Board view the pictures as well as thoroughly review the file in this matter.

Mrs. Wolins is desirous of applying for a LIFETIME MORATORIUM, waiving the order of abatement until such time as the owner of the building dies, or the property changes title.

We look forward to a prompt resolution.

Sincerely,

  
Charlotte H. Huggins

CHH/erk  
Enclosures  
cc: Helen Wolins





Department of Public Works  
Page 2, 24 May 93

This building is quite beautiful the way it is. I would not appreciate changing any of the wood or glassworks, which add so much to the appearance of the building and to the apartments. Although I do appreciate the city's interest in my behalf, please consider our opinions as the payers of the rent.

This is a good residential area, all the neighbors watch out for each other. As to the fire codes, the building has a proper fire alarm system, there are full and active fire extinguishers available and there are fire escapes available to each apartment.

Finally, please consider the saying, "If it is not broken, don't fix it."

Thank you for your attention to this matter.

Sincerely,



B. Alexis Petrocelli

(4)



May 15, 1991  
1030 Lake St. #2  
S.F., CA. 94118

City & Co. of S.F.  
Dept of Public Works

To Whom it may Concern:

Re: 1030 Lake St., S.F. Landlord: Helen Wolins.

I understand that you are requesting to change the glass panel doors to hardwood doors. This would minimize the light in the hallways, thereby, making the stairway & hall more hazardous. It would also greatly deter from the charm & beauty from this elderly S.F. residence. The light from the hall, coming through the glass, helps to illuminate my own entrance at night, a safeguard.

In my residence here of a total of 19 years, there has only been 1 case of illegal entry into one of the apt. One could hardly consider this to be a hi-risk bldg / neighborhood for crime such as breaking & entering.

I ask you to please give this further consideration.

(5)  
Sincerely,  
Evelyn M. Birmingham



Charlotte Huggins  
1030 Lake Street, #1  
San Francisco, CA 94118

May 15, 1991

TO WHOM IT MAY CONCERN:

I have been a tenant at 1030 Lake Street, Apt. 1, San Francisco for 11 years, since May of 1980. The building is one of the most architecturally beautiful and well maintained apartment buildings I have ever seen in my 39 years as a San Franciscan. I never lived in an apartment before moving to Lake Street. I understand that the City is considering requiring Mrs. Wolins, the landlady of our building, to replace or remove the apartment doors as the City is concerned about possible burglary or safety. Unlike some apartment buildings, this is truly a home. Mrs. Wolins, her daughter, Mary Owens and myself are all long term tenants. Out of the four of us, I am the shortest-term tenant.

All of the apartment doors are heavy wood with glass panes which are textured and, in my opinion, quite thick. There have been no instances of any burglary or attempts during my tenancy, save one, which we believe was an "inside" job. There were no forcible signs of entry.

No one in the building in the entire 11 years that I have lived there has taken any steps to cover up the glass. Several years ago I covered my front door with fabric, but soon thereafter removed it for a number of reasons. These reasons included the fact that no light came into the apartment hallway, and when the curtain was up I could not tell whether there was anyone outside of the door. It is a distinct advantage to have the ability to see the outline of people behind the door.

The entire building is unique in many ways. The apartment doors match all of the wood throughout the building. Every apartment has wood moldings in the hall and the living and dining rooms. This same wood extends to the common hallway and lobby.

In my personal opinion, which I believe is shared by all of the tenants, is that it would be a travesty to remove or replace anything in this building. Mrs. Wolins has owned the building for decades and does an impeccable job of maintaining the building. She washes the lobby every weekend, changes the flowers in the lobby with the seasons, and generally keeps every nook and cranny cleaner than the finest hotel.

I hope that the City will see clear to allow this amazing building and our home to remain as we have grown to love it.

(6)  
Sincerely,

*Charlotte Huggins*





CHARLOTTE H. HUGGINS

ATTORNEY AT LAW

WOOD ISLAND, SUITE 207 \* 60 E. SIR FRANCIS DRAKE BOULEVARD \* LARKSPUR, CALIFORNIA 94939  
TELEPHONE: 415 461.4760 FACSIMILE: 415 461.8038

July 16, 1993

Abatement Appeals Board  
460 McAllister Street  
San Francisco, CA 94102

Re: Order of Abatement  
Order No: 162011; 1030 Lake Street

Dear Sir or Madam:

Enclosed please find an Appeal from the Order of Abatement issued by the Department of Public Works on or about June 18, 1993. Also enclosed is Helen Wolins' (owner of property) personal check, No. 238 in the amount of \$64.60 to cover your filing fees.

I further enclose copies of letters previously submitted by the undersigned and tenants of the property located at 1030 Lake Street. A review of the file on this property will reveal that photographs of the alleged "violative" doors, as well as duplicate copies of the enclosed letters were submitted to the Board at the June 9, 1993 hearing. I request that the Appeals Board view the pictures as well as thoroughly review the file in this matter.

Mrs. Wolins is desirous of applying for a LIFETIME MORATORIUM, waiving the order of abatement until such time as the owner of the building dies, or the property changes title.

We look forward to a prompt resolution.

Sincerely,

Charlotte H. Huggins

CHH/erk  
Enclosures  
cc: Helen Wolins

(7)





**San Mateo County**

**Special Education Local Plan Area**

San Mateo County Office of Education • 333 Main Street • Redwood City, CA 94063-1782 • (415) 363-5478 • FAX [415] 363-5436

City and County of San Francisco  
Department of Public Works  
Bureau of Building Inspection  
450 McAllister  
San Francisco, CA 94102

May 13, 1991

To Whom It may Concern:

Helen Wolins, my landlady at 1030 Lake Street, has informed me that recent building code ammendments require that she re-model the current entry doors to the six (6) apartments in this building.

I am writing in support of Helen Wolins' petition for an exemption to these code requirements and to request that we be allowed to retain our doors, "as is."

I have been a resident of this building since 1977. At no time during my residency have I felt that the window panes in the doors were unsafe or left me unprotected, in any way.

This is a small building with longtime residents and little turn-over. The light that comes through the doors and the general atmosphere they create, while never invading privacy, add to our sense of "neighborhhod/building watch" and mutual security. I feel more secure with the doors "as is" than I would with solid doors.

I hope that you will consider this request in your determination. Please feel free to call me [752-6974] if further information would be helpful.

Sincerely,

Mary Owens  
Program Specialist  
San Mateo County Office of Education  
Resident of 1030 Lake Street #5, San Francisco, CA 94118

(8)

**ATTENDING DISTRICTS:** Boyshore School District, Belmont School District, Brisbane School District, Burlingame School District, Cabrillo Unified School District, Hillsborough City School District, Jefferson Union High School District, Laguna Salada Union School District, La Honda-Pescadero Unified School District, Las Lomas School District, Menlo Park School District, Millbrae School District, Palo Alto Valley School District, Ravenswood City School District, Redwood City School District, San Bruno Park School District, San Carlos School District, San Mateo City School District, San Mateo County Office of Education, San Mateo Union High School District, Sequoia Union High School District, South San Francisco Unified School District, Woodside School District







## CODE ENFORCEMENT DIVISION

DATE: 06/18/93  
PROPERTY ADDRESS:  
1030 LAKE ST  
BLOCK: 1347 LOT: 005  
SEQ: 01 CASE: DAO

HELEN M WOLINS INTER-VIV TR  
% HELEN M WOLINS  
1030 LAKE ST  
SAN FRANCISCO CA

OWNER'S NAME:  
HELEN MARY WOLINS INTER-VIV TR

INSPECTOR: \_\_\_\_\_

94118

DISTRICT: 37A

CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE      REGULAR      ORDER NO. 162011

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 06/09/93 in accordance with the DPW HEARING ORDER NO. 161298.

The hearing was conducted by a representative of the Director.  
THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

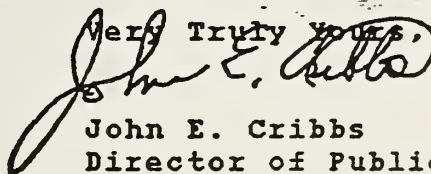
1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 07/06/93.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 06/09/93

Very Truly Yours,  
  
John E. Cribbs  
Director of Public Works

(9)





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Daley Gertrude C  
3000 24th Av.  
San Francisco, CA 94132

Date: August 5, 1993

Nature of Appeal:

- ☒ Director's Order  
☐ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 45 Cerritos Av.

BLOCK 6913 LOT 026

APPEAL NO. 6493 S-NC-DEQ BW1

INSPECTOR Robert Noelke

Appellant:


is to serve notice that your appeal, filed with the Abatement Appeals Board on July 15, 1993, will be heard by the Board at 1:30 p.m. on August 25, 1993 in Room 282, City Hall, San Francisco, CA.

Further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you legal counsel of your choice.

cc: Ron Daley  
3000 24th Av.  
San Francisco, CA 94132

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

Original Notice of Hearing is sent to Appellant  
and a copy is sent to Appellant's Agent.





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO  
DIRECTOR'S ORDER

Mrs G Daley  
Appellant

Appeal Number 6493

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 3-11, 19 92
- (2) The affected premises are located at 45 CERRITOS San Francisco. They contain 1 dwelling units and 0 rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto) I HAVE APPLIED FOR PERMITS AND AN EXTENSION AND WORK IS BEING PERFORMED AT 45 CERRITOS TO ALLEVIATE ALLEGED CODE VIOLATIONS. I AM APPEALING FROM THE ORDER HANDLED DOWN BY BRUCE FLYNN ON 3-11-92 AT THE DPW DIRECTORS HEARING. I HAVE OBTAINED PROPER PERMITS AND WORK IS IN PROGRESS. INSPECTOR MR. TORRES GIL IS HARASSING ME AND REFUSING TO APPROVE WORK SPECIFIED ON THE PERMIT WHICH HAS BEEN PERFORMED AND REQUIRES INSPECTION AND APPROVAL.
- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board) I AM REQUESTING RELIEF FROM THE ORDER OF BRUCE FLYNN ORDERING AN ABATEMENT OF ALLEGED PROBLEMS. PERMITS WERE ISSUED ON 10-22 AND 10-29-91 TO PERFORM SPECIFIED WORK. INSPECTIONS HAVE BEEN MADE AND WORK IS CONTINUING TO PROGRESS. THE ORDER APPOINTING A RECEIVER BY THE SUPERIOR COURT HAS BEEN STAYED AND HAS NO EFFECT (YOU MIGHT CONTACT DEPUTY CITY ATTORNEY SUZANNE TOLLESON) HENCE MANY OF THE CITIES ALLEGATIONS AT THE 3-11-92 HEARING HAVE NO BASIS IN FACT.

(Attach an additional sheet if necessary)

- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER & AGENT.
- (6) The official address of the undersigned is:  
3000 - 24<sup>TH</sup> AVE.  
SAN FRANCISCO CA 94132  
Telephone Number: 415 681-0070

Dated: 4-9, 19 92.

Signature of Appellant M. Daley Tom Daley





July 13, 1993

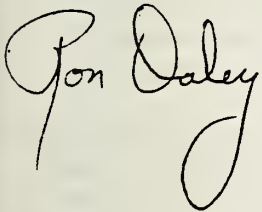
Bureau of Building Inspection  
460 McAllister St.  
San Francisco, CA 94102

Attention: Code Enforcement Division

Gentlemen:

I am writing regarding the request of hearing for 45 Cerritos  
~~Street.~~ <sup>Ave.</sup> I paid you last April, 1992 but I am not yet called for  
hearing to this date. Kindly schedule me for the next hearing.  
Thank you.

Ron Daley  
Agent for Owner

A handwritten signature in cursive script that reads "Ron Daley". The signature is written in dark ink and is positioned below the typed name and title.

(12)



CODE ENFORCEMENT DIVISION

DATE: 03/20/92  
PROPERTY ADDRESS:  
45 CERRITOS AV  
BLOCK: 6913 LOT: 026  
SEQ: 01 CASE: BW1

DALEY GERTRUDE C  
3000 24TH AV  
SAN FRANCISCO CA

OWNER'S NAME:  
DALEY GERTRUDE C

94132

INSPECTOR: \_\_\_\_\_

DISTRICT: 37A CT: 309

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE REGULAR ORDER NO. 158861

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 03/11/92 in accordance with the DPW HEARING ORDER NO. 158296. The hearing was conducted by a representative of the Director. THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

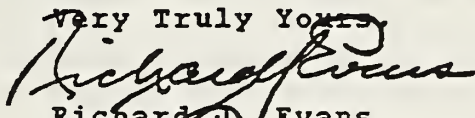
1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 04/07/92.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 03/11/92

Very Truly Yours,  
  
Richard J. Evans  
Director of Public Works







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

CE OF THE SECRETARY

McAllister St., Room 301  
San Francisco, CA 94102  
-6168

NATURE OF APPEAL

- ☒ Director's Order  
☐ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing

NOTICE OF DECISION

- ☐ ABSENT  
☒ PRESENT

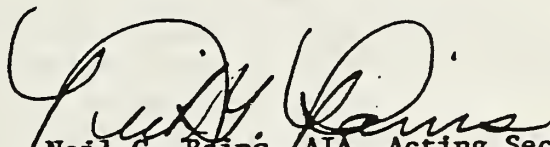
Appellant Blanca O. Lopez  
Address 128 Sagamore Street  
San Francisco, CA 94112

PROPERTY ADDRESS 128 Sagamore St.  
BLOCK 7138 LOT 011-A  
HEARING DATE June 23, 1993  
APPEAL NUMBER 6488  
INSPECTOR Robert Noelke

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on August 25, 1993 at 1:30 P.M., City Hall, Room 282.

cc: Leon Otero  
595 John Muir Dr., #C308  
San Francisco, CA 94132

  
Neil G. Rains, AIA, Acting Secretary  
Abatement Appeals Board

HEARING: Pursuant to Sec.203(r) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

MAILED: July 8, 1993

(14)





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Blanca O. Lopez  
128 Sagamore St.  
San Francisco, CA 94112

Date: June 2, 1993

Nature of Appeal:

- ☒ Director's Order  
☐ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 128 Sagamore St

BLOCK 7138 LOT 011-A

APPEAL NO. 6488 S-NC-DEQ DC0

INSPECTOR \_\_\_\_\_


Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on 6/29/93, will be heard by the Board at 1:30 p.m. on June 23, 1993 Room 282, City Hall, San Francisco, CA.

Further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant.

A copy of Hearing is sent to Appellant's Agent. *up*

cc: Leon Otero  
595 John Muir Dr., #C308  
San Francisco, CA 94132

0215 (Rev. 9/87)

(15)  
558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

LOPEZ, BLANCA O.  
Appellant

Appeal Number 6488

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 03-31-93.

(2) The affected premises are located at 128 SAGAMORE ST., San Francisco. They contain 1 dwelling units and 3 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

*To comply legal requirements of the SF Building Code.*

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

*I hereby state that this action be reverse, necessary legal requirements will be taken in behalf of the owner.*

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner.

(6) The official address of the undersigned is:

595-John Muir-Dr #C308

SAN FSO, CA. 94132

Tel. No. 587-7394

Date 04/28/93

Signature (Print Name Below)

(16)

*LEON OTERO*







## CODE ENFORCEMENT DIVISION

DATE: 04/09/93  
PROPERTY ADDRESS:  
128 SAGAMORE ST  
BLOCK: 7138 LOT: 011A  
SE2: 01 CASE: DCO

LOPEZ BLANCA O  
128 SAGAMORE ST  
SAN FRANCISCO CA

94112

OWNER'S NAME:  
LOPEZ BLANCA O

INSPECTOR: \_\_\_\_\_

DISTRICT: 38A

CT: 314

## APPEAL FILING

File appeal with  
Abatement Appeals Board (AAPB)  
1390 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$ 54.60

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE REGULAR ORDER NO. 161730

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 03/31/93 in accordance with the DPW HEARING ORDER NO. 160985.

The hearing was conducted by a representative of the Director.  
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 04/27/93.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 03/31/93

Very Truly Yours,

  
John E. Cribbs  
Director of Public Works



6-7-93

Inspector Noelke :

Please POST AND RETURN DECLARATION TO AAB CLERK.

DEPARTMENT OF PUBLIC WORKS

San Francisco, California

DECLARATION OF POSTING OF ABATEMENT APPEALS BOARD

NOTICE OF HEARING

I, D. Cozma declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of Section (203.1.E) of the San Francisco (Building) Code, I did on the 10<sup>th</sup> day of June, 1993, post a copy of Notice of Hearing of the Abatement Appeals Board, in a conspicuous place on the building, structure or part thereof described in said Complaint, to wit:

128 Sagamore Street

San Francisco, California

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 6-10-93 at San Francisco, California.

*D. Cozma*







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Anita A. Nones  
2570 39th Avenue  
San Francisco, CA 94116

Date: August 5, 1993

Nature of Appeal:

- ☐ Director's Order  
☒ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 2570 39th Avenue

BLOCK 2439 LOT 022

APPEAL NO. 3359 S-NC-DEQ DC

INSPECTOR Robert Noelke

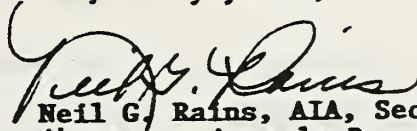
Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on January 17, 1993, will be heard by the Board at 1:30 p.m. on August 25, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you the counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

(Original Notice of Hearing is sent to Appellant.)



(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Shawna McGrew

1522 32nd Avenue  
San Francisco, CA 94122

Date: August 5, 1993

Nature of Appeal:

- ☐ Director's Order  
☒ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 2690 45th Avenue

BLOCK 2452 LOT 013-A

APPEAL NO. 3360 S-NC-DEQ DC

INSPECTOR Robert Noelke

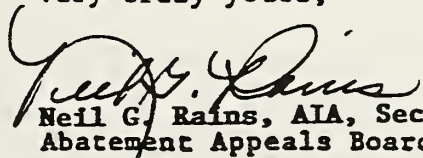
Appellant:

It is to serve notice that your appeal, filed with the Abatement Appeals Board on February 17, 1993, will be heard by the Board at 1:30 p.m. on August 25, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant.

215 (Rev. 9/87)

558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(21)





APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$ 52.60

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Shawna McGrew  
Appellant

Appeal Number 3360

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 2690-45th Ave, S.F. Ca, 94116 San Francisco. They contain 1 dwelling units and 0 rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

2690-45th Ave, S.F. Ca, 94116 is a single family house with storage area in basement. Application permit # 9011641 has been applied for

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

- 1) It is a single family home
- 2) There is no illegal unit for rental
- 3) application permit has been applied for # 9011641

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Shawna McGrew - owner

(5) The official address of the undersigned is:

SHAWNA MCGREW

1522-32nd Ave S.F. Ca 94122

Tel. No. home 681 3544  
work 753 7098

Dated: 2-10-93

Shawna McGrew  
Signature (Print Name Below)  
SHAWNA MCGREW

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)

(22)





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Chen Rui Sheng & Cui Lan  
245 Cotter Street  
San Francisco, CA 94112

Date: August 5, 1993

Nature of Appeal:

- ☐ Director's Order  
☒ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 245 Cotter St.

BLOCK 6779 LOT 011

APPEAL NO. 3361 S-NC-DEQ DC

INSPECTOR Robert Noelke

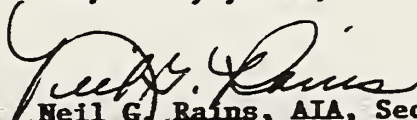
Appellant:

It is to serve notice that your appeal, filed with the Abatement Appeals Board on February 19, 1993 will be heard by the Board at 1:30 p.m. on August 25, 1993 in Room 282, City Hall, San Francisco, CA.

Further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant.

215 (Rev. 9/87)

558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(23)





APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$ 54.60

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO  
FRANCHISE TAX BOARD

92-242

CHEN RUI SHENG  
Appellant

Appeal Number 3361

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The affected premises are located at 245 COTTER STREET  
San Francisco. They contain  
ONE dwelling units and 0 rooming units.
- (2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

NON-CONFORMING KITCHEN & BATH ROOM ON  
GROUND FLOOR

- (3) (State the relief you seek and reasons why you claim the appealed action should be modified or reversed by this board)

PERMIT APPLICATION IS UNDER PROCESSING.  
(# 9209416) RESTRICTION LETTER WAS RECORDED  
ON 2/2/93. & BACK TO CITY PLANNING FOR APPROVAL.

(Attach an additional sheet if necessary)

- (4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above \_\_\_\_\_.

- (5) The official address of the undersigned is:

245 COTTER STREET

Telephone Number: 333-6879

Dated: 2/18, 1993.

Signature of Appellant X Rui Sheng Chen

File Appeal with the Abatement Appeals Board (AAB), Room 260  
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102  
Telephone Number: (415) 554-8742.





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Date: August 5, 1993

Nature of Appeal:

Thomas B & Julie W Doyle

833 Head Street

San Francisco, CA 94132

☐

Director's Order

☒

Franchise Tax Board Notices

☐

Superintendent's Complaint  
Waived Hearing

☐

Other \_\_\_\_\_

PROPERTY ADDRESS 2812-2816 21st Street

BLOCK 4085 LOT 016

APPEAL NO. 3362 S-NC-DEQ DI

INSPECTOR Robert Noelke

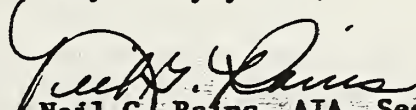
For Appellant:

It is to serve notice that your appeal, filed with the Abatement Appeals Board on March 4, 1993, will be heard by the Board at 1:30 p.m. on August 25, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant.



APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 260  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$ 54.60

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Thomas B Doyle  
Appellant

Appeal Number 3362

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The affected premises are located at 2812 -16 21<sup>st</sup> St. San Francisco. They contain 4 dwelling units and        rooming units.
- (2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

*Removal of in-law apt.*

- (3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

*I am in the process of removing it with Inspector Noelke*

(Attach additional sheet(s) if necessary.)

- (4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above       .
- (5) The official address of the undersigned is:

833 Head  
S.F., Ca 94132  
       Tel. No. 585-3036

Dated: 3/4/93

Thomas B. Doyle  
Signature (Print Name Below)

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Alfredo & Engracia Lagman  
1049 Mephram Dr.  
Pittsburg, CA 94565

Date: August 5, 1993

Nature of Appeal:

- ☐ Director's Order  
☒ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 1255 16th Av.

BLOCK 1734 LOT 010

APPEAL NO. 3363 S-NC-DEQ DI

INSPECTOR Robert Noelke

Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on August 5, 1993, will be heard by the Board at 1:30 p.m. on August 25, 1993 in Room 282, City Hall, San Francisco, CA.

Further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

cc: Richard M. Grabstein, Esq.  
645 Larkin Street - Upper Level  
San Francisco, CA 94109

*Neil G. Rains*  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

Original Notice of Hearing is sent to Appellant and a copy to Appellant's agent.

0215 (Rev. 9/87)

1) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(27)



APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
250 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$ 54.60

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Alfredeo & Engracia Lagman

Appeal Number

3363

Appellant

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

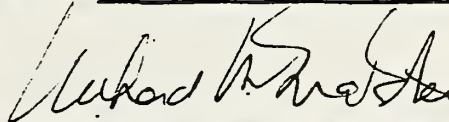
- (1) The affected premises are located at 1255-16th Avenue, San Francisco. They contain \* dwelling units and \* rooming units. \* 13 guest rooms.
- (2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto): Full inspection performed 11/87 with Notice of Violation in 2/88. Most items were corrected pursuant to Permit issued 6/88 and completed in 7/88. Other items were corrected which did not require a Building Permit but were never finally inspected and abatement proceedings were initiated. Application has been filed for Permit to secure final inspection.
- (3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board). A. Hearing on 3/3/93 granted on week abeyance to secure Permit and complete inspection and this period has not expired. Notice of Noncompliance dated 2/26/93 is premature. B. Minor items not requiring Permit were not resolved in 1988 by completed/permitted work. C. Relief requested is that Notice of Noncompliance be vacated.

(Attach additional sheet(s) if necessary.)

- (4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Attorney for owner/agent.
- (5) The official address of the undersigned is:  
Richard M. Grabstein, Esq.  
645 Larkin Street-Upper Level  
San Francisco, CA. 94109

Tel. No. (415) 673-8954

Dated: March 5, 1993



Signature (Print Name Below)

Richard M. Grabstein

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)





Law Offices of  
ORME and GRABSTEIN

John Robin Orme  
Richard M. Grabstein

645 Larkin Street - Upper Level  
San Francisco, California 94109

Telephone: (415) 673-8954  
FAX: (415) 673-1612

March 5, 1993

Abatement Appeals Board  
1390 Market Street, #260  
San Francisco, California 94102

Re: 1255-16th Avenue  
Notice of Noncompliance #93-092  
Date of Noncompliance - 2/26/93

Dear Sir/Madam:

Enclosed is the APPEAL TO THE ABATEMENT APPEALS BOARD in the referenced matter.

Also enclosed is our check to your order in the sum of \$54.60 as the filing fee for the Appeal.

There is a substantial amount of documentary evidence to be considered at the hearing of this Appeal and it has not all been submitted with the Appeal which is merely a brief statement of the background of the matter and the relief sought. Hopefully, prior to any such hearing, the matter will be fully resolved between the owners of the building and the Bureau of Building Inspectors Code Enforcement Division.

Please contact the undersigned if there are any questions whatsoever regarding this matter.

Thank you for your prompt attention.

Very truly yours,

ORME & GRABSTEIN



Richard M. Grabstein

Encl.  
RMG/dc





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OF THE SECRETARY  
RTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Date: August 5, 1993

Nature of Appeal:

Sabino & Micaela Saavedra  
943 Somerset St.  
San Francisco, CA 94134

- ☐ Director's Order  
☒ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 943 Somerset st.

BLOCK 6160 LOT 019

APPEAL NO. 3366 S-NC-DEQ DC

INSPECTOR Robert Noelke

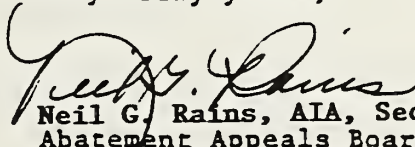
Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 8, 1993, will be heard by the Board at 1:30 p.m. on August 25, 1993 at Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

Original Notice of Hearing is sent to Appellant.

(30)



APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$ 54.60

93-070

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Marie Micheala  
Appellant

Appeal Number 3366

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 943 Somerset St., San Francisco. They contain one dwelling units and            rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

*Notice of Noncompliance of 2-26-93*

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

*Time needed - 180 days to get permit application 9018577 approved and issued and have subject property inspected and job completed.*

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Owner.

(5) The official address of the undersigned is:

943 Somerset St.

San Francisco, CA 94134

Tel. No. 467-7225

Dated: 3-8-93

X Sabina Saez  
Signature (Print Name Below)

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)

(31)







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Mitchell J. Friedman  
350 Steuart St., #600  
San Francisco, CA 94105

Date: August 5, 1993

Nature of Appeal:

- ☐ Director's Order  
☒ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 407-415 Lombard St.

BLOCK 0077 LOT 040

APPEAL NO. 3367 S-NC-DEQ BWO

INSPECTOR Robert Noelke

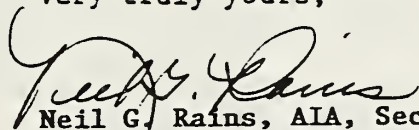
Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on March 9, 1993, will be heard by the Board at 1:30 p.m. on August 25, 1993 at Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

Original Notice of Hearing is sent to Appellant.



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Mitchell Friedman  
Appellant

Appeal Number 3367

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 407-415 Lombard St.,  
San Francisco. They contain 9 dwelling units and        rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

Appeal of notification of Franchise Tax Board  
of Noncompliance.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

The abatement appeals board has granted appellant  
until July 28, 1993 to complete work.  
Accordingly, Franchise Tax Board notification  
should be delayed until such date as well.  
(Attach additional sheet(s) if necessary.) copy attached.

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above 407-415 Lombard St.

(5) The official address of the undersigned is:

350 Stewart Street, Suite 600  
San Francisco, CA. 94105

Tel. No. 415-904-1874

Dated: 8-3-93

Mitchell J. Friedman  
Signature (Print Name Below)

Mitchell J. Friedman







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301  
San Francisco, CA 94102  
558-6168

NATURE OF APPEAL

- ☒ Director's Order  
☐ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing

NOTICE OF DECISION

- ☐ ABSENT  
☒ PRESENT

Appellant Mitchell J. Friedman  
Address 20 Edgardo Pl.  
San Francisco, CA 94133

PROPERTY ADDRESS 407-411 Lombard St.  
BLOCK 0077 LOT 040  
HEARING DATE January 27, 1993  
APPEAL NUMBER 6472

CHIEF INSPECTOR Laurence M. Kornfield

ABATEMENT APPEALS BOARD DECISION:

The appeal is granted with the stipulation that the Appellant is to complete all required work within six (6) months. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by July 28, 1993.

cc: William Walters, AIA  
1246 18th Street  
San Francisco, CA 94107

Chris Lynch  
20 Edgardo Pl.  
San Francisco, CA 94133

Peter Burns, Acting Secretary  
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: February 16, 1993

(34)





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Date: August 5, 1993

Nature of Appeal:

Ayad & Jane Hussain  
1032 Irving St., #228  
San Francisco, CA 94122

- ☐ Director's Order  
☒ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 1222-1224 9th Av.

BLOCK 1742 LOT 033

APPEAL NO. 3368 S-NC-DEQ DI

INSPECTOR \_\_\_\_\_

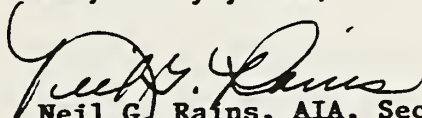
Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on March 9, 1993, will be heard by the Board at 1:30 p.m. on August 25, 1993 in Room 282, City Hall, San Francisco, CA.

Further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you legal counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

Original Notice of Hearing is sent to Appellant.

10

(35)



APPEAL FILING  
File appeal with  
ent Appeals Board (AAB)  
Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$ 54.60

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Avad & Jane Hussain  
Appellant

Appeal Number 3368

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1222-1224 9th Ave., San Francisco. They contain two dwelling units and                      rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

We are appealing a Notice of Noncompliance dated 2/26/93 (postmarked 3/1/93). We have not completed the work because the permits for the required work have not been issued even though we have submitted all applications and plans requested by the City. Although our conditional use application was approved on 1/14/93 and we promptly recorded the required Notices of Restrictions, the permits have not been issued. We have contacted City Planning and the building dept. to try to speed the

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

We believe that the Notice of Noncompliance should not be issued unless we fail to complete the repairs within the proper time once the permits have been issued. We fully intend to do all the required work as soon as the permits are issued.

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner.

(5) The official address of the undersigned is:

1032 Irving St. #228

San Francisco, CA 94122

Tel. No. (415) 664-3929

Dated: March 8, 1993.

Jane Hussain  
Signature (Print Name Below)  
Jane Hussain

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)

(36)







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Leonid & Katrin Stolyarov  
1366 36th Av.  
San Francisco, CA 94122

Date: August 5, 1993

Nature of Appeal:

- ☐ Director's Order  
☒ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 1366 - 36th Av.

BLOCK 1790 LOT 010-R

APPEAL NO. 3369 S-NC-DEQ DC

INSPECTOR Robert Noelke

Appellant:

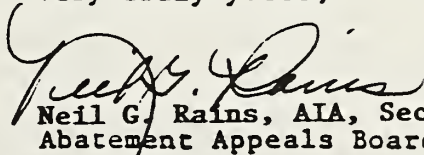
is to serve notice that your appeal, filed with the Abatement Appeals Board on March 11, 1993, will be heard by the Board at 1:30 p.m. on August 25, 1993 Room 282, City Hall, San Francisco, CA.

Further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

cc: Leonid Stolyarov  
115 Mendosa Av.  
San Francisco, CA 94116

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

Original Notice of Hearing is sent to Appellant.



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO  
FRANCHISE TAX BOARD

12/3/92

STOLYAROV, RAIRIN, LEONID  
Appellant

Appeal Number 3369

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1366 - 36<sup>TH</sup> AVENUE  
San Francisco. They contain  
                     dwelling units and                      rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

Background.

1) House at above address consists of flat with penthouse (both original) and in-law rooms built in 1984 and used since to run Small Day Care (up to 6 kids). In 1990 flat with penthouse were rented to tenants. Owners moved out continuing to operate Day Care downstairs.

2) Tenants have been permanently violating rental agreement from the very first days of the tenancy (late/non payments, no single payment made in time, bad checks, lying on own promises, etc.). As a part of campaign against owners, tenants complained to Building Department on Code violations at Day Care. This resulted in the issuance of the Notice of Violation of 4/16/92. Besides, tenants' abusive behavior put Day Care in jeopardy, eventually leading to Day Care's closure in July of 1992.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

1) The Notice of Violation of 4/16/92 had accused (in its paragraphs 1,2,4 and 5) Day Care's owner of violation of Code sections 405(c), Table 5a, etc. However, these sections are dealing with Large Day Cares (7 to 12 kids) and as such are inapplicable to Small Day Cares (up to 6 kids) as our one.

2) Paragraph 3 of said Notice of Violation (with five subparagraphs "a" to "e") accused owners of illegal alterations at Day Care premises. These accusations are groundless. (we can prove that if necessary). To clarify these accusations we choose, however, different way: we invited Mr. N. Rains, Deputy Superintendent of Housing Inspection, and Mr. R. Noelke, Sr. Housing Inspector, to visit and inspect the Day Care. Upon completion of inspection both officers concur that no alteration took place at Day Care's premises after their original installations.

3) Conclusion: We expect Board of Appeal to cancel said Notice of Violation and consequently, clear our property off groundless accusations in Code violations.

(ATTACH AN ADDITIONAL SHEET AT NECESSARY)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER.

(5) The official address of the undersigned is:  
115 MENDOSA AVENUE, SAN FRANCISCO, CA  
94116  
Telephone Number: (415) 663-3863

Dated: JAN, 30, 1993.

Signature of Appellant elf

File Appeal with the Abatement Appeals Board (AAB), Room 250  
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102  
Telephone Number: (415) 554-8742.





To: Mr. R. Noelke, Sr. Housing Inspector.  
1390 Market St., Suite 260  
San Francisco, Ca 94102.  
Tel: 554-8742.

Dear Mr. Noelke!

I expected to mail this letter the very same day we met at your office about week ago. However, I was not well for a whole week ( I had four heart attacks, and last one - not without "benefit" of the subject case - not far ago).

After reviewing the "case" again I found no reasons why it should not be closed without further discussions, as accusations of Notice of Violation of 4/16/92, to say politely, are far from reality. Unfortunately, I realized it only recently, after obtaining Code and reading "applicable", (per the Notice of Violation) sections.

Sincerely yours,



Leonid Stolyarov.  
115 Mendosa Ave, San Francisco  
Ca, 94116.  
Ph: (510) 263-7196 day  
(415) 665-3863 home.





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

400 McAllister St., Room 301  
San Francisco, CA 94102  
8-6168

NATURE OF APPEAL

- ☐ Director's Order  
☒ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing

NOTICE OF DECISION

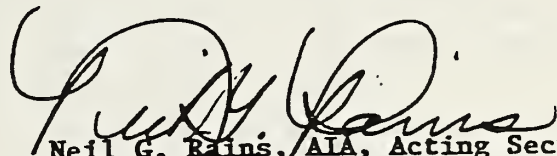
- ☐ ABSENT  
☒ PRESENT

Petitioner Myra Gulley  
Address 149 London Street  
San Francisco, CA 94112

PROPERTY ADDRESS 149 London St.  
BLOCK 6012 LOT 008  
HEARING DATE June 23, 1993  
APPEAL NUMBER 3346  
INSPECTOR Robert Noelke

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on August 25, 1993 at 1:30 P.M., City Hall, Room 282.

  
Neil G. Rains, AIA, Acting Secretary  
Abatement Appeals Board

HEARING: Pursuant to Sec.203(c) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

MAILED: July 8, 1993

(40)





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Date: June 2, 1993

Nature of Appeal:

Myra Gulley

149 London Street  
San Francisco, CA 94112

☐

Director's Order

☒

Franchise Tax Board Notice

☐

Superintendent's Complaint  
Waived Hearing

☐

Other \_\_\_\_\_

PROPERTY ADDRESS 149 London St.

BLOCK 6012 LOT 008

APPEAL NO. 3346 S-NC-DEQ DC

INSPECTOR \_\_\_\_\_

Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on Jan. 11, 1993, will be heard by the Board at 1:30 p.m. on June 23, 1993 in Room 282, City Hall, San Francisco, CA.

Further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant.





APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$ 54.60

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO  
FRANCHISE TAX BOARD

92710

Myra Gully  
Appellant

Appeal Number, 3346

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 149 London St San Francisco. They contain 1196 dwelling units and 4196 rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

(3) (State the relief you seek and reasons why you claim the appealed action should be modified or reversed by this board)

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above \_\_\_\_\_

(5) The official address of the undersigned is:

149 London St  
Telephone Number: 415-339-1706

Dated: Jan 4, 1993.

Signature of Appellant Myra Gully

File Appeal with the Abatement Appeals Board (AAB), Room 260  
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102  
Telephone Number: (415) 554-8742.

(42-F)



Public Library.  
c/o Jerry Roth  
DEPT. OF PUBLIC WORKS

25.10  
2  
1/25/93  
CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS

MINUTES OF HEARING NO. 367

August 25, 1993

Room 282, City Hall at 1:30 P.M.

DOCUMENTS DEPT.

SEP 14 1993

SAN FRANCISCO  
PUBLIC LIBRARY

BOARD MEMBERS PRESENT

William M. Abend, President  
Kenneth Bohegian  
Carl H. Ernst  
Harry Jamerson

DEPARTMENT REPRESENTATIVES

Neil G. Rains, A.I.A. - Acting Secretary of AAB  
Robert Noelke - Housing Inspector

ABATEMENT APPEALS:

#6492      1030 Lake Street  
Helen M. Wolins Inter-Viv Tr  
c/o Charlotte H. Guggins, Esq.  
(Present)

DECISION:      The case is continued for thirty (30) days. The next hearing will be on September 22, 1993.

#6493      45 Cerritos Avenue  
Daley, Gertrude C.  
c/o Ron Daley  
(Present)

DECISION:      The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within one hundred twenty (120) days. The case will be referred to the City Attorney if all required work is not done by December 24, 1993.

Abatement Appeals Continued Hearings:

#6488      128 Sagamore Street  
Blanca O. Lopez  
c/o Leon Otero  
(Present)

DECISION:      The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within ninety (90) days. The case will be referred to the City Attorney if all required work is not done by November 24, 1993.





Franchise Tax Board Hearings:

#6486      2570 39th Avenue  
            Anita A. Nones  
            (Present)

DECISION:    The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within ninety (90) days. The case will be referred to the City Attorney if all required work is not done by November 24, 1993.

#3360      2690 45th Avenue  
            Shawna McGrew  
            (Present)

DECISION:    The case is continued for thirty (30) days. The next hearing will be on September 22, 1993.

#3361      245 Cotter Street  
            Chen Rui Sheng & Cui Lan  
            (Present)

DECISION:    Appellant being absent and not represented, appeal is automatically denied. Notice of noncompliance will be referred to the Franchise Tax Board.

#3362      2812-16 21st Street  
            Thomas B. & Julie W. Doyle  
            (Present)

DECISION:    The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within one hundred twenty (120) days. Franchise Tax Board will be notified if all required work is not done by December 24, 1993.

#3363      1255 - 16th Avenue  
            Richard Grabstein  
            (Present)

DECISION:    The case is continued for sixty (60) days. The next hearing will be on October 27, 1993.



Abatement Appeal Board & Franchise Tax Hearings  
Minutes of Hearing No. 367  
August 25, 1993  
Page 3 of 3

#3366      943 Somerset Street  
Sabino & Micaela Saavedra  
(Present)

DECISION:    The appeal is granted concurrent with the Appellant's Permit  
Application until December 16, 1993.

#3367      407-415 Lombard Street  
Mitchell J. Friedman  
(Absent)

DECISION:    Appellant being absent and not represented, appeal is automatically  
denied. Notice of noncompliance will be referred to the Franchise  
Tax Board.

#3368      1222-1224 9th Avenue  
Jane Hussain  
(Present)

DECISION:    The appeal is granted with the stipulation that the Appellant is to  
complete all required work with the final approval from the inspector  
within ninety (90) days. Franchise Tax Board will be notified if all  
required work is not done by November 24, 1993.

#3369      1366 - 36th Avenue  
Leonid & Katrin Stolyarov  
(Absent)


DECISION:    Appellant being absent and not represented, appeal is automatically  
denied. Notice of noncompliance will be referred to the Franchise  
Tax Board.

FRANCHISE TAX BOARD CONTINUED HEARINGS:

#3346      149 London Street  
Myra Gulley  
(Present)

DECISION:    It was the decision of the Board Members to remove the case from the  
calendar.

NOTE:	<u>#3364</u>	Case Abated 3/16/93
	#3365	Case Abated 2/26/93

  
Neil G. Rains, AIA  
Acting Secretary









10

2/93

Public Library  
SF DEPT. OF PUBLIC WORKS

CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS  
AGENDA OF HEARING NO. 368  
SEPTEMBER 22, 1993  
Room 282, City Hall at 1:30 P.M.

DOCUMENTS DEPT.  
SEP 14 1993  
SAN FRANCISCO  
PUBLIC LIBRARY

ABATEMENT APPEALS BOARD MEMBERS

William M. Abend, President  
Kenneth Bohegian  
Carl H. Ernst  
Harry Jamerson  
Shirley C. Yawitz

DEPARTMENT REPRESENTATIVES

Neil G. Rains, Acting Secretary of AAB  
Robert Noelke, Housing Inspector, CED

<u>Item No.</u>	<u>Page No.</u>	<u>Case No.</u>	<u>Property Address</u>
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ABATEMENT APPEALS:

1.	1 - 3	6494	<u>185 Sickles Avenue</u> William L. Jeong
2.	4 - 6	6495	<u>1030 Kearny Street</u> Kwock Kent Hom
3.	7 - 13	6496	<u>4314-4318 California St.</u> Bruno Richard Trustee c/o Don de Fraga
4.	14 - 19	6497	<u>129 Britton Street</u> Raymond Grinsell
5.	20 - 22	6498	<u>310 Turk Street</u> Lillie Jun
6.	23 - 59	6499	<u>2551 Mission Street</u> Erwin G. Swett
7.	60 - 62	6500	<u>154 Farallones Street</u> Irene Ionin

ABATEMENT APPEALS CONTINUED HEARINGS:

8.	63 - 67	6489	<u>2614 Buchanan Street</u> John C. Adams c/o Janis Platt
9.	68 - 95	6490	<u>55 Osgood Place</u> Richard B. Simkalo c/o Ronald E. Hothem



10.	96 - 107	6492	<u>1030 Lake Street</u> Helen Wolins c/o Charlotte H. Huggins
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ABATEMENT APPEALS FOR REHEARING:

11.	108 - 113	6485	<u>201 Noe Street</u> Robert E. Wood
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FRANCHISE TAX BOARD HEARINGS:

12.	114 - 115	3370	<u>240 Ocean Avenue</u> James D. Walsh
13.	116 - 117	3371	<u>3715 17th Street</u> Lawrence P Costello
14.	118 - 119	3372	<u>1438 46th Avenue</u> Janice Huang

FRANCHISE TAX BOARD CONTINUED HEARINGS:

15.	120 - 123	3355	<u>284 Niagara Avenue</u> Esther M. Rios
16.	124 - 126	3360	<u>2690 45th Avenue</u> Shawna McGrew

FRANCHISE TAX BOARD REHEARING:

17.	127 - 132(F)	3350	<u>201-203 Noe Street</u> Stephen Hodge
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E-n-d.

/ml

cc: AAB Members  
Superintendent, BBI  
Assistant Superintendent, HID, BBI  
Assistant Superintendent, C.I. Program, BBI  
Secretary, AAB  
BBI Hearing Officer  
City Attorney  
City Planning  
Public Library, c/o Jerry Roth  
CED Record Clerk  
File (2 copies)  
Agenda Only:  
Board of Permit Appeals, City Hall, Rm. 159A  
SF Fire Department  
SF Public Health Dep't. - Rm. 217  
Posting Copy at City Hall







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Leong William L & Sharon  
40 Foerster Street  
San Francisco, CA 94127

Date: September 7, 1993

Nature of Appeal:

- ☒ Director's Order  
☐ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 185 Sickles St.

BLOCK 7145 LOT 083

APPEAL NO. 6494 S-NC-DEQ DIO

INSPECTOR Robert Noelke

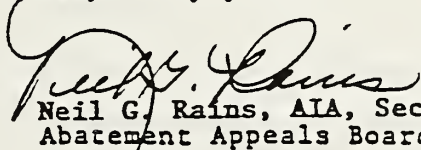
Appellant:


is to serve notice that your appeal, filed with the Abatement Appeals Board on July 23, 1993, will be heard by the Board at 1:30 p.m. on September 22, 1993 in Room 282, City Hall, San Francisco, CA.

Further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you the counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

Original Notice of Hearing is sent to Appellant 



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

## DIRECTOR'S ORDER

William L. Jeong  
Appellant

Appeal Number 6494

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 6/16/93.

(2) The affected premises are located at 185 Siddle Ave, San Francisco. They contain 4 dwelling units and NO rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

*I did not ~~complete~~ complete the work necessary by the time of the hearing.*

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

*I would like some more time to do the work.*

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER.

(6) The official address of the undersigned is:

840 Fuerster ST  
SF CA 94127

Tel. No. 333-2287 or 973-4716

Date 7/23/93

William L. Jeong  
Signature (Print Name Below)  
William L. Jeong





City and County of San Francisco



CODE ENFORCEMENT DIVISION

DATE: 06/25/93  
PROPERTY ADDRESS:  
185 SICKLES ST  
BLOCK: 7145 LOT: 083  
SEQ: 01 CASE: DIO

JEONG WILLIAM L & SHARON  
840 FOERSTER ST  
SAN FRANCISCO CA

94127

Department of Public Works  
Bureau of Building Inspection

APPEAL FILING

File appeal with  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 250  
San Francisco, CA 94102

Tel. No. 554-8742

FILING FEE: \$ 54.60

OWNER'S NAME:  
JEONG WILLIAM L & SHARON

INSPECTOR: \_\_\_\_\_

DISTRICT: 38A CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE REGULAR ORDER NO. 162063

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 06/16/93 in accordance with the DPW HEARING ORDER NO. 161322. The hearing was conducted by a representative of the Director. THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

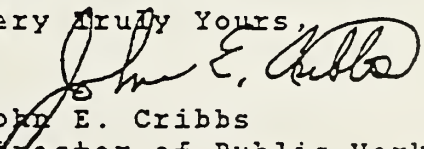
The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 07/13/93.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 06/16/93

Very Truly Yours,

  
John E. Cribbs  
Director of Public Works







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Tom Kent Kwock & Way & Fung  
68 Sacramento Street, #5  
San Francisco, CA 94108

Date: September 7, 1993

Nature of Appeal:

- ☒ Director's Order  
☐ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 1030 Kearny Street

BLOCK 0163 LOT 019

APPEAL NO. 6495 S-NC-DEQ D10

INSPECTOR Robert Noelke

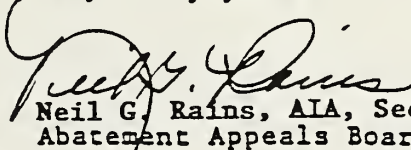
Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on July 30, 1993, will be heard by the Board at 1:30 p.m. on September 22, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you the counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant

Form 215 (Rev. 9/87)

5) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102



APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Kwack Kent Hom  
Appellant

Appeal Number 6495

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 6-23-93.

- (2) The affected premises are located at 1030 Kearny Street, San Francisco. They contain 5 dwelling units and        rooming units.

- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Based on my observation, a 3 unit configuration for the premises does not appear to be within the realm of possibility, as the stairway effectively divides each floor into a front and rear unit. Also per Reader - the building is a 5 unit building. Additional parking is not an option because of the historical nature of the area.

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

The premises have been operated safely for almost 30 yrs in its current configuration. Some tenants have been residents for over 10 yrs and moving would prove a hardship for them. There are separate <sup>elec</sup> meters for each unit and these have been in place for almost 30 years.

(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the owner agent, (state which) of the premises described in Paragraph (2) above OWNER.

- (6) The official address of the undersigned is:

1663 33<sup>RD</sup> AVE

SAN FRANCISCO CA 94122

Tel. No. 665-0923

Date 7-30-93

Kwack Kent Hom

Signature (Print Name Below)

Kwack Kent Hom





ADDRESS: 1030 KEARNEY STREET

BLOCK: 0163 LOT: 019  
SEQ: 01 CASE: D10HOM KENT KWOCK & WAY & FUNG  
768 SACRAMENTO STREET, #5  
SAN FRANCISCO, CA 94108OWNER'S NAME:  
HOM KWOCK KENT &  
WAY & FUNGORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 162,109

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON JUNE 23, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO. 161,311. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

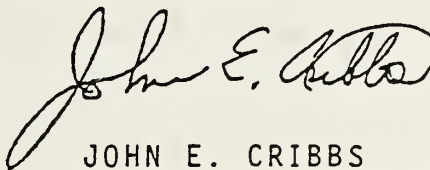
1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO FILE FOR A BUILDING PERMIT.
2. 30 DAYS TO MEET CITY PLANNING AND OTHER CITY AGENCY REQUIREMENTS.
3. 120 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JULY 13, 1993.

JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKSFILE (2)  
OWNER  
BBI (3) (1 signed)

(6)





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Date: September 7, 1993

Bruno Richard Trustee  
1420 Sutter St.  
San Francisco, CA 94109

Nature of Appeal:

- ☒ Director's Order  
☐ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 4314-4318 California St.

BLOCK 1365- LOT 014

APPEAL NO. 6496 S-NC-DEQ DAO

INSPECTOR Robert Noelke

Appellant:

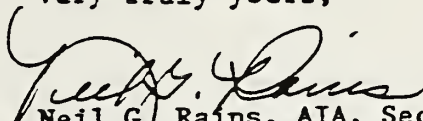
It is to serve notice that your appeal, filed with the Abatement Appeals Board on August 1993, will be heard by the Board at 1:30 p.m. on September 22, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

cc: Don de Fraga  
1841 Webster St.  
San Francisco, CA 94115

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's Agent.

215 (Rev. 9/87)

558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(7)





APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
90 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FILING FEE: \$54.00 + 3%

DIRECTOR'S ORDER

Don DeFraga  
Appellant For Richard Bruno, Trustee

Appeal Number 6496

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 6/9/93.

(2) The affected premises are located at 4314-16 California San Francisco. They contain 2 dwelling units and One restaurant rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

① Legalize with Permit the previously installed sprinkler system. (system was installed ~~here~~ by former owner.)

② Turn second story office back into dwelling unit.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

90 days. The time is needed to terminate lease on office (9/30/93).

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Don DeFraga.

(6) The official address of the undersigned is:

1841 Webster

S.F., CA 94111

Tel. No. 567 6451

Date

7/27/93

Richard Bruno  
Signature (Print Name Below)

(8) Don DeFraga

(File Appeal with the Abatement Appeals Board (AAB), Room 250, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)  
460 McAllister St. 558-6454





City and County of San Francisco

Department of Public Works  
Bureau of Building Inspection



CODE ENFORCEMENT DIVISION

DATE: 06/09/93  
PROPERTY ADDRESS:  
4314-4318 CALIFORNIA ST  
BLOCK: 1365 LOT: 014  
SEQ: 01 CASE: DAO

BRUNO RICHARD TRUSTEE  
1420 SUTTER ST  
SAN FRANCISCO CA

OWNER'S NAME:  
BRUNO RICHARD TRUSTEE

94109

INSPECTOR: \_\_\_\_\_

DISTRICT: 38A CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE REGULAR ORDER NO. 162006

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 06/09/93 in accordance with the DPW HEARING ORDER NO. 161252. The hearing was conducted by a representative of the Director. THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

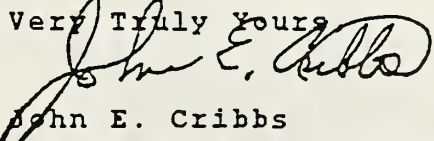
The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 07/06/93.

Owner  
File (2)  
BIA (5) (1 Signed)

Approved: 06/09/93

Very Truly Yours

  
John E. Cribbs  
Director of Public Works

5546451  
(415)554-8742

(9)  
1390 MARKET ST SUITE 250 SAN FRANCISCO 94102

38A-P20-P20-006





APPROVED  
Dept. of Public Works  
Franklin Law  
BUREAU OF BUILDING INSPECTION

APPROVED FOR ISSUANCE

3/8  
08610278  
APPLICATION NUMBER

OSHA APPROVAL REC'D  
APPROVAL NUMBER: ☐

# APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☒ PRE-APPROVAL SITE INSPECTION REQUIRED  
FORM 8 ☐ OVER-THE-COUNTER ISSUANCE

## CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

NUMBER OF PLAN SETS 3-30-87

DATE FILED: 8/4/88	FILED RECEIPT NO. 151899	STREET ADDRESS OF JOB 4314 to 4318 CALIFORNIA	ROCK & LOT
PERMIT NO. 555472	ISSUED 10/7/86	(2A) ESTIMATED COST OF JOB 6,000.00	(2B) REVISED COST:
		DATE:	

### INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING			
(14A) TYPE OF CONSTR. 5 N	(15A) NO. OF STORIES OF OCCUPANCY: 3	(16A) NO. OF BASEMENTS AND CELLARS: 0	(17A) PRESENT USE: 1 CHAUVENT & 2 PERMANENT
(18A) OCCUP CLASS 132 23			
(19A) NO. OF DWELLING UNITS 2			
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION			
(14) TYPE OF CONSTR. 5 N	(15) NO. OF STORIES OF OCCUPANCY: 3	(16) NO. OF BASEMENTS AND CELLARS: 0	(17) PROPOSED USE: 1
(18) OCCUP CLASS 132 23			
(19) NO. OF DWELLING UNITS 2			
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(12) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(14) GENERAL CONTRACTOR 459 G. COIT		ADDRESS 118 ST. CALIFORNIA	
(15) OWNER - LESSEE (CROSS OUT ONE) LUGA 4 1732.02		ADDRESS (5105)	
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)			
TO COMPLETE WORK & OBTAIN FINAL APPROVED PERMIT # 409311			

### ADDITIONAL INFORMATION — FORM 3 APPLICANTS ONLY

(17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALIGNED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL RUMDINO EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(23) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input checked="" type="checkbox"/>	ADDRESS		
(24) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")			

### IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) or (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

<input type="checkbox"/> OWNER	<input type="checkbox"/> ARCHITECT	<input type="checkbox"/> ENGINEER
<input type="checkbox"/> LESSEE	<input type="checkbox"/> AGENT WITH POWER OF ATTORNEY	
<input checked="" type="checkbox"/> CONTRACTOR	<input type="checkbox"/> ATTORNEY IN FACT	

### APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

### NOTICE TO APPLICANT

**HOLD HARMLESS CLAUSE:** The Permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. If however, item (VI) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below:

- ( ) I. Certificate of Consent to Self-Insure issued by the Director of Industrial Relations.
- (X) II. Certificate of Workman's Compensation Insurance issued by an admitted insurer.
- ( ) III. An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.
- ( ) IV. The cost of the work to be performed is \$100 or less.
- ( ) V. I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workman's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.
- ( ) VI. I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or prior to the commencement of any work will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

(10)

Applicant's Signature: [Signature]  
Date: 7/17/88





**PERMIT IS GRANTED TO:**

<input type="checkbox"/>	ERECT	<input checked="" type="checkbox"/>	ALTER BUILDING	<input type="checkbox"/>	ERECT SIGN	DATE OF ISSUE: 04/15/85
<input type="checkbox"/>	DEMOLISH BUILDING	<input type="checkbox"/>	GRADE			APPLICATION NO: 8409311
<input type="checkbox"/>	LOWER CURB	<input checked="" type="checkbox"/>	OCCUPY STREET SPACE			FILING FEE RECEIPT #: 132141
<input type="checkbox"/>	EXCAVATE STREET OR SIDEWALK					
<input type="checkbox"/>	POST NOTICE					
<input type="checkbox"/>	HOUSE NUMBER CERTIFICATE					
<input type="checkbox"/>	REPAIR OR CONSTRUCT SIDEWALK					

## SUPPLEMENTAL FEE PAID:

FINAL PLAN CHECK	EXPEDITER FEE	PENALTY
X		
X		

OWNER: LUCIA F. DRADO VALDEZ

OWNER: \_\_\_\_\_

LOCATION OF JOB: \_\_\_\_\_

HOUSE NUMBER: ☐ EXISTING ☐ ASSIGNED

STREET ADDRESS  
4314 CALIFORNIA ST 0000  
BLOCK/LOT  
1365 / 014

4316	CALIFORNIA	ST 0000
4316	CALIFORNIA	ST 0000

# METES AND BOUNDS SIDE OF

FEET	FROM
2	5-0
	4-2
	R-3

<u>FRONTAGE FT.</u>	<u>STORIES</u>	<u>TYPE</u>	<u>LEGAL OCCUPANCIES</u>

2 FAMILY DWELLING 150

BUILDING USE	ESTIMATED COST \$
SIDEWALK SO FTG	25
ST SPACE LINEAR FT.	9 FT. CURB SECT. TO BE LOWERED

SIDEWALK 33: 1 FOR 1 ON 33: 1 FOR 1

WORK MUST COMMENCE ON BUILDING WITHIN  
90 DAYS  
OF DATE OF ISSUANCE

WORK MUST COMMENCE ON BUILDING WITHIN \_\_\_\_\_ OF DATE OF ISSUANCE OF PERMIT. IF UNDER ENFORCEMENT ORDERS SPECIAL TIME PERMIT EXTENSION AUTHORIZED.

PERMIT, UNLESS EXTENSION AUTHORIZED. IF UNDER ENFORCEMENT, CHARGES SPECIAL TIME F

**SPECIFIED WILL APPLY.**

12 MONTHS

TIME FOR COMPLETION OF WORK UNDER THIS BUILDING PERMIT EXPIRES

ISSUANCE. IF UNDER ENFORCEMENT ORDERS SPECIAL TIME PERIODS WHERE SPECIFIED WILL

(NOTE: STREET SPACE PERMIT EXPIRES ON COMPLETION OF WORK OR WHEN REVOKED BY

PUBLIC WORKS. SEE BACK OF FORM FOR OTHER TIME LIMITS.)

THE FOOD PART: 579-4611 529711

FILE: TOOL: ACTION	DATE: TIME	PERMIT #

FEE PAYOR	CT ENCLAVE	SUBJECT
1	2	3
4	5	6
7	8	9
10	11	12
13	14	15
16	17	18
19	20	21
22	23	24
25	26	27
28	29	30
31	32	33
34	35	36
37	38	39
40	41	42
43	44	45
46	47	48
49	50	51
52	53	54
55	56	57
58	59	60
61	62	63
64	65	66
67	68	69
70	71	72
73	74	75
76	77	78
79	80	81
82	83	84
85	86	87
88	89	90
91	92	93
94	95	96
97	98	99
100	101	102

639 CLENNETT STREET

---

APPEAL #

ADDRESS

SAN FRANCISCO, CA 94116

CITY \_\_\_\_\_

▶ SEPARATE PERMITS MUST BE OBTAINED FOR ELECTRICAL, PLUMBING OR OTHER RELATE

THE UNIVERSITY OF CHICAGO

[illegible]

THIS PERMIT IS GRANTED IN ACCORDANCE WITH PROVISIONS OF THE CHARTER AND ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO AND/OR THE CURRENT STANDARD SPECIFICATIONS OF THE DEPARTMENT OF PUBLIC WORKS.

**ADDITIONAL INFORMATION REGARDING SPECIFIC PERMITS IS GIVEN ON THE BACK OF THIS FORM.**

AMOUNT PAID AT FILING \$297.35

AUDITED FOR REFUND	REVENUE
7081 DCP PLAN CHECK	FEE 150.00
7212 STRUCTURAL	10.00
7217 DEMOLITION	875.55
7223 BUILDING	
7223 GRADING	
7224 POSTING	150.40
7226 PLAN CHECK	
7227 CURB	
7231 ST/SW EXCAV.	
7235 HOUSE #	150.00
7247 ST. SPACE	
7842 SIDEWALK	15.00
7899 EXPEDITER	
SUBTOTAL FEES	\$ 1,350.95

EXCAV. DEP.	40.00
029082 ST. SPACE	15.00
028538 SMP DEP.	55.00
SUBTOTAL DEPOSITS \$	
TOTAL	1,405.95



430 McAllister Street  
San Francisco, California 94102

PERMIT IS GRANTED TO:

<input type="checkbox"/>	ERECT	<input checked="" type="checkbox"/>	ALTER BUILDING	<input type="checkbox"/>	ERECT SIGN	DATE OF ISSUE: 10/07/86
<input type="checkbox"/>	DEMOLISH BUILDING	<input type="checkbox"/>	GRADE			APPLICATION NO: P610278
<input type="checkbox"/>	LOWER CURB	<input type="checkbox"/>	OCCUPY STREET SPACE			FILING FEE RECEIPT #: _____
<input type="checkbox"/>	EXCAVATE STREET OR SIDEWALK					
<input type="checkbox"/>	POST NOTICE					
<input type="checkbox"/>	HOUSE NUMBER CERTIFICATE					
<input type="checkbox"/>	REPAIR OR CONSTRUCT SIDEWALK					

**SUPPLEMENTAL FEE PAID:**

FINAL PLAN CHECK	EXPEDITER FEE	PENALTY
STRUCTURAL ITR	DCP FEE	

LUCIA & GABRIEL VIDAL

LOCATION OF JOB: \_\_\_\_\_ HOUSE NUMBER: EXISTING ☐ ASSIGNED ☐

STREET ADDRESS ST 0000  
4314 CALIFORNIA  
4318 CALIFORNIA

METES AND BOUNDS

FRONTAGE FT. 2 STORIES 5-N TYPE D-2 LEGAL OCCUPANCIES R-3  
 BUILDING USE FOOD/BEVERAGE HANDLING ESTIMATED COST \$ 65,000  
 SIDEWALK K SQ. FT. 0 ST. SPACE LINEAR FT. 0 9 FT. CURB SECT. TO BE LOWERED 0

WORK MUST COMMENCE ON BUILDING WITHIN **90 DAYS** OF DATE OF ISSUANCE OF THIS PERMIT. UNLESS EXTENSION AUTHORIZED. IF UNDER ENFORCEMENT ORDERS SPECIAL TIME PERIODS WHERE SPECIFIED WILL APPLY.

TIME FOR COMPLETION OF WORK UNDER THIS BUILDING PERMIT EXPIRES **12 MONTHS** AFTER DATE OF  
ISSUANCE. IF UNDER ENFORCEMENT ORDERS SPECIAL TIME PERIODS WHERE SPECIFIED WILL APPLY.  
(NOTE: STREET SPACE PERMIT EXPIRES ON COMPLETION OF WORK OR WHEN REVOKED BY DIRECTOR OF  
PUBLIC WORKS. SEE BACK OF FORM FOR OTHER TIME LIMITS.)

G & G CONST.		248-2308	555472
FEE PAYOR		PERMIT #	
19 SOUTH B STREET			
ADDRESS		APPEAL #	
SAN MATEO, CA			
CITY			CENTRAL PERMIT BUREAU-D.P.W.
			NTT

► SEPARATE PERMITS MUST BE OBTAINED FOR ELECTRICAL, PLUMBING OR OTHER RELATED WORK ◀

DETACH AND POST ON JOB SITE

THIS PERMIT IS GRANTED IN ACCORDANCE WITH PROVISIONS OF THE CHARTER AND ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO AND/OR THE CURRENT STANDARD SPECIFICATIONS OF THE DEPARTMENT OF PUBLIC WORKS.

ADDITIONAL INFORMATION REGARDING-SPECIFIC PERMITS IS GIVEN ON THE BACK OF THIS FORM.

AMOUNT PAID AT FILING

AUDITED FOR REFUND		FEE
7081 DCP PLAN CHECK		
7212 STRUCTURAL		
7217 DEMOLITION		
7223 BUILDING		
7223 GRADING		
7224 POSTING		
7226 PLAN CHECK		
7227 CURB		
7231 ST/SW EXCAV		
7235 HOUSE #		
7247 ST SPACE		
7842 SIDEWALK		
7899 EXPEDITER		
SUBTOTAL FEES		603.55
EXCAV. DEP.		
029082 ST. SPACE		
029538 SMP DEP.		
SUBTOTAL DEPOSITS		
TOTAL		610.05





City and County of San Francisco  
Department of Public Works

B 39536

# INSPECTION CERTIFICATE

Gas Piping or Furnace

Installation under Permit No. C \_\_\_\_\_ is hereby  
certified to have been inspected and approved.

*James J. Brown*  
Plumbing Inspector

Date 7-24-87

City and County of San Francisco  
Department of Public Works

B 39537

# INSPECTION CERTIFICATE

Gas Piping or Furnace

Installation under Permit No. C \_\_\_\_\_ is hereby  
certified to have been inspected and approved.

*James J. Brown*  
Plumbing Inspector

Date 7-28-87

GAS PIPING

City and County of San Francisco  
Department of Public Works

B 39538

# INSPECTION CERTIFICATE

Gas Piping or Furnace

Installation under Permit No. C \_\_\_\_\_ is hereby  
certified to have been inspected and approved.

*James J. Brown*  
Plumbing Inspector

Date 8-4-87







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Date: September 7, 1993

Grinsell, Raymond A & Gale L

Nature of Appeal:

c/o Founders Title Realty

585 - 8th Avenue

San Francisco, CA 94118

☒

Director's Order

☐

Franchise Tax Board Notice

☐

Superintendent's Complaint  
Waived Hearing

☐

Other \_\_\_\_\_

PROPERTY ADDRESS 129 Britton Street

BLOCK 6300

LOT 035

APPEAL NO. 6497

S-NC-DEQ DC0

INSPECTOR Robert Noelke

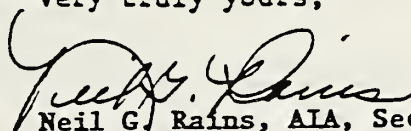
Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 6, 1993, will be heard by the Board at 1:30 p.m. on September 22, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant



APPEAL FILING

File appeal with

Abatement Appeals Board (AAB)

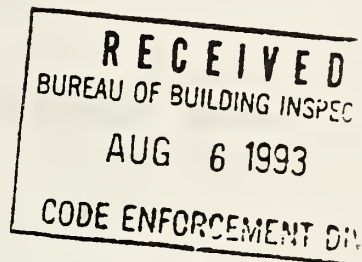
1390 Market St., Suite 250

San Francisco, CA 94102

Tel. No. 554-8742

FILING FEE: \$

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO



DIRECTOR'S ORDER

Raymond Grinsell

Appellant

Appeal Number 6497

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on June 30, 1993.
- (2) The affected premises are located at 129 Britton St., San Francisco San Francisco. They contain 1 dwelling units and        rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)  
Property has illegal usage with rear building as a separate living space.

I am requesting an extension of 180 days to complete foreclosure and to take out permits to bring building into compliance.

- (4) (State the relief you need and reasons why you claim the appealed action immediately should be modified or reversed by this board.)  
Once I own it again, it is no problem. I will take care of it  
The property was sold to an Eric Sung at 1815 Pablo Vista Avenue, San Pablo, Calif. 94806 on 8/31/'93. I am enclosing a copy of the contract of sale. I no longer have equitable ownership. I cannot do any work without the approval of Mr. Sung.

Since Mr Sung is behind in his payments to me, I can and will begin foreclosure to regain equitable ownership and begin the work. (Attach additional sheet(s) if necessary.)

- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner of record, but not current equitable owner
- (6) The official address of the undersigned is:  
Raymond Grinsell Founders Realty 585-8th Avenue San Francisco 941

Tel. No. 415 668-5858

Please note; The building is in much better condition and much less of a hazard that it was before my involvement. Mr Sung has improved the building but has not dealt with the 2nd building

Date

8/5/93

Signature (Print Name Below)        illegal unit issue.

(15)







ADDRESS: 129 BRITTON STREET

BLOCK: 6300

LOT: 035

SEQ: 01

CASE: DCO

GRINSELL, RAYMOND A. & GALE L.  
c/o FOUNDERS TITLE REALTY  
585 - 8th AVENUE  
SAN FRANCISCO, CA 94118

OWNER'S NAME:  
GRINSELL, RAYMOND A. &  
GALE L.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 162,186

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON JUNE 30, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO. 161,325.

THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO MEET PLAN CHECKING & OTHER CITY AGENCY REQUIREMENTS.
2. 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JULY 27, 1993.

FILE (2)  
OWNER  
BBI (3) (1 signed)

(16)

  
JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS



RECORDING REQUESTED BY

Founders Title Company  
#266-491-2

AND WHEN RECORDED MAIL TO

NAME  
STREET  
ADDRESS  
CITY &  
STATE

Raymond Alfred Grinsell  
c/o Founders Realty  
585 8th Avenue  
San Francisco, CA 94118

DOC- F183070  
Founders Title Company  
Thursday, September 03, 1992 08:00:00AM  
Rec 11.00 --- Pg 1.00  
Str 5.00 --- Mic 2.00  
Amt 25.00 ---  
TOTAL -> \$25.00  
REEL F706 IMAGE 0207

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**LONG FORM SECURITY (INSTALLMENT) LAND CONTRACT WITH POWER OF SALE AND  
ASSIGNMENTS OF RENTS**

THIS FORM FURNISHED BY FOUNDERS TITLE COMPANY

THIS AGREEMENT, made and entered into this 31st day of August, 1992, by and between RAYMOND ALFRED GRINSELL AND GALE LEA GRINSELL, HUSBAND AND WIFE, (Vendor's name), whose address is AS Community Property (hereinafter sometimes referred to as "Vendor"), and LI-YUN YUEH, an unmarried woman and CHENG WEI SUNG, (Vendee's name), whose address is an unmarried man (hereinafter sometimes referred to as "Vendee"); and (hereinafter sometimes referred to as "Trustee.")

WITNESSETH:

WHEREAS, Vendor is now the owner of certain real property situated in the County of San Francisco State of California, commonly known as 129 Britton Street, San Francisco, California (property street address), and described as follows:

LOT NO. 14, in Block NO. 22, according to Map entitled "Official Map of the Sunnyvale Homestead Association", filed in the Office of the County Recorder of the City and County of San Francisco, State of California, April 22, 1873 and recorded in Book 1 of Maps, Pages 163 and 164.

Lot 35/Block 6300

WHEREAS, Vendor has agreed to sell, and Vendee has agreed to buy said real property on the terms and conditions hereinafter set forth: WHEREAS, Vendor shall retain legal title as a security interest in said real property until the payment of the balance of the purchase price has been paid by Vendee to Vendor as set forth below.

NOW, THEREFORE, THE PARTIES HERETO DO HEREBY AGREE AS FOLLOWS:

**PURCHASE PRICE**

1. Vendor agrees to sell, and Vendee agrees to buy all of the aforescribed real property for the sum of (Total purchase price) (\$ 130,000.00 ),

lawful money of the United States, as hereinafter more fully set forth.

**PAYMENT OF PURCHASE PRICE:**

2. Vendee shall pay the purchase price of \$ 130,000.00 as follows:  
(a) Vendee shall pay to Vendor the sum of \$ (Down Payment) as and for a down payment.  
(b) The balance of purchase price of \$ 112,000.00 (herein called "Principal") shall be paid by Vendee to Vendor and shall bear interest at the rate of 10% percent per annum on any balance unpaid. Said ~~principal~~ Interest thereon shall be paid in installments of \$ 933.33 on the day of each and every month commencing October, 1992 and continuing thereafter until: September, 1993, at which time the entire unpaid principal balance and any unpaid interest shall become due and payable.

A Late charge in the sum of \$93.33 shall be assessed in the event the monthly installment is delinquent more than ten (10) days from the due date.

Buyer is aware that contract of sale is manner of financing and that seller will retain title until seller is paid off. Buyer will pay seller, seller will pay the underlying first loan with California Savings.

Seller may institute foreclosure of contract of sale if buyer has not begin work on property within 60 days of cancellation of existing fire insurance policy. If after six months, property is still vacant, seller may institute foreclosure.

Each payment first to be credited to interest then due with balance to principal. This Agreement will require one (1) years ~~and~~ Notes and Deeds of Trust in accordance with paragraph (c) below.

Total Monthly Payment is to include the following:

Principal and interest as above ..... \$ 709.00  
— PLUS — (17)  
Tax and Fire Insurance Impounds ..... \$  
Total Payment ..... \$ 709.00 per month





effective date of such new legislation be deemed amended in conformity with such new legislation. Such provisions include but are not limited to, Div. III, Part Four, Title XIV, Chapter 2 of the Civil Code of the State of California.

#### DEFENSE OF ACTIONS

10. Vendee shall appear and defend Vendor or trustee in any action or proceeding brought against Vendor or trustee by a third person arising by reason of the relationship between the parties herein created by this contract or purporting to affect the security or rights of the Vendor or trustee and to pay all costs and expenses, including reasonable attorney's fees in any such action or proceeding in which Vendor or trustee may appear. If Vendee shall fail to appear and defend Vendor or trustee, any expense, including reasonable attorney's fees, incurred by Vendor or trustee in their own defense or in the defense of each other, shall be added to the balance due under this agreement and shall bear interest at the rate provided for in paragraph 2(d) above or at the maximum interest rate allowed by law, whichever is greater, until the same has been paid in full.

#### DELIVERY OF GRANT DEED UPON VENDEE'S PERFORMANCE

11. Trustee or Vendor shall deliver to Vendee a grant deed of the above real property as hereinabove provided for, at such time as Vendee has paid to Vendor, as hereinabove provided, the entire balance due directly to Vendor under the provisions of Paragraph 2(d) above.

#### TAXES

12. Vendee hereby assumes and agrees to pay before delinquency any and all taxes and assessments hereafter falling due on said real property. If Vendee shall fail to pay any of said taxes or assessments on or before the due date thereof, Vendor may at his option, declare a default under this agreement or may pay said taxes and assessments and add any amounts so paid to the balance due Vendor under the terms of this agreement. Any sums so paid by Vendor and added to the balance due under this agreement, shall bear interest at the rate provided for herein or the maximum interest rate provided by law, whichever is greater, until the same has been paid in full.

#### INSURANCE

13. Vendee further agrees that from and after Vendee assumes possession of said property, and until such time as all balances due to Vendor have been paid, Vendee shall keep the buildings and other improvements now and hereafter placed on said real property insured to the actual fair market value thereof against any loss or damage by fire with an insurance company acceptable to Vendor and for the Vendor's benefit as his interest may appear; and shall provide public liability insurance on said property in reasonable amounts. Vendee agrees to pay all of the premiums therefor and to deliver copies of all policies and renewals thereof to Vendor. In the event the Vendee fails to provide such insurance or upon cancellation of such insurance, Vendor may obtain the insurance required by this paragraph and add to the balance due under this agreement the amount of any premium thereof. Such added sum shall bear interest at the rate provided in paragraph 12 above.

#### MAINTENANCE

14. Vendee further agrees, until the purchase price hereof has been paid, that he will maintain all buildings and improvements now or hereafter placed on said real property in a good and habitable state of repair to maintain the value thereof and to pay when due all claims for labor performed and materials furnished therefor.

#### RISK OF LOSS

15. After Vendee takes possession of said real property under the provisions of this contract, Vendee assumes all hazards of damage to or destruction of any improvements now on said real property or hereinafter placed thereon and of the taking of said real property, or any part thereof, for public use; and agrees that no such damage, destruction or taking shall constitute a failure of consideration under this contract. In case any part of said real property is taken for public use, the portion of the condemnation award remaining after payment of reasonable expenses of procuring the same, shall be paid to Vendor and applied as payment on the purchase price hereunder or by payment to the beneficiary of a prior encumbrance as required by the terms of said encumbrance, unless said beneficiary and Vendor elect to allow the Vendee to apply all or a portion of such condemnation award to the rebuilding or restoration of any improvements damaged by such taking. In case of damage or destruction from a peril insured against, the proceeds of such insurance remaining after payment of the reasonable expenses of procuring the same, shall be devoted to the restoration or rebuilding of such improvements within a reasonable time unless the Vendee elects that said proceeds shall be paid to Vendor or prior encumbrancer.

#### TIME

16. Time is of the essence of this agreement.

#### ATTORNEY'S FEES

17. If any party to this agreement or any assignee of any party hereunder shall bring an action in any court of competent jurisdiction to enforce any covenant of this agreement, including any action to collect any payment required hereunder, or to quiet his title against the other party to this agreement, it is hereby mutually agreed that the prevailing party shall be entitled to reasonable attorney's fees and all costs and expenses in connection with said action, which sums shall be included in any judgment or decree entered in such action in favor of the prevailing party.

#### ASSIGNMENT OF CONTRACT

18. Vendee shall not transfer, sell or assign his interest in the real property unless such transfer, sale or assignment may be consummated without acceleration of any senior encumbrance on the property. In the event of an acceleration of any senior encumbrance (by reason of a transfer, sale or assignment by the Vendee) the total amount of unpaid principal and interest due under this contract shall be immediately due and payable to Vendor in order to protect the Vendor against the loss of his security interest herein.

#### BINDING EFFECT

19. This agreement binds the parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns.

#### CONSTRUCTION

20. All words used in this agreement, including the words "Vendor" and "Vendee" shall be construed to include the plural as well as the singular number and words used herein in the present tense shall include the future as well as the present, and words used in the masculine gender shall include the feminine and neuter gender.

IN WITNESS WHEREOF, the parties have hereunto executed this Agreement as of the date first above written.

*Raymond Edgar Grinsell*  
Raymond Edgar Grinsell  
Notary Public  
State of California

*Li-Yun Yueh*  
Li-Yun Yueh  
*Cheng Wei Sung*  
Vendee(s)

NOTE: THE PARTIES HERETO ARE CAUTIONED THAT, BY COMPLETING AND EXECUTING THIS AGREEMENT, LEGAL RIGHTS AND DUTIES ARE CREATED. THEY ARE ADVISED TO SEE INDEPENDENT LEGAL COUNSEL AS TO ALL MATTERS CONTAINED IN THIS DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

On \_\_\_\_\_ before me, the undersigned,  
a Notary Public in and for said State, personally appeared.

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person \_\_\_\_\_ whose name \_\_\_\_\_ subscribed to the within instrument and acknowledged that \_\_\_\_\_ executed the same. Witness my hand and official seal.

Signature \_\_\_\_\_

Name (Typed or Printed)

STATE OF CALIFORNIA  
COUNTY OF San Francisco

On August 31, 1992 before me, the undersigned,  
a Notary Public in and for said State, personally appeared.  
Li-Yun Yueh and Cheng Wei Sung

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person Li-Yun Yueh and Cheng Wei Sung whose name Li-Yun Yueh and Cheng Wei Sung subscribed to the within instrument and acknowledged that Li-Yun Yueh and Cheng Wei Sung executed the same. Witness my hand and official seal.

Signature \_\_\_\_\_

Name (Typed or Printed)

In and for said County and State



OFFICIAL SEAL  
P. A. VASQUEZ  
Notary Public-California  
SAN FRANCISCO COUNTY  
My Comm. Exp. Feb. 6, 1994





notice of sale or the publication of a copy thereof shall constitute prima facie evidence of compliance with such requirements and conclusive evidence thereof in favor of bona fide purchasers and encumbrancers for value and without notice.

(c) Any person desiring a copy of any notice of default and of any notice of sale under this Contract as to which Contract the power of sale cannot be exercised until such notices are given for the time and in the manner provided in Section 2924 may, at any time subsequent to recordation of this Contract and prior to recordation of notice of default thereunder, cause to be filed for record in the office of the recorder of any county in which any part or parcel of the real property is situated a duly acknowledged request for a copy of such notice of default and of sale. This request shall be signed and acknowledged by the person making the request, specifying the name and address of the person to whom the notice is to be mailed, shall identify the Contract by stating the names of the parties thereto, the date of recordation thereof and the book and page where the same is recorded or the recorder's number and shall be in substantially the form set forth in Civil Code Section 2924b.

The Vendor, trustee or other person authorized to record the notice of default, shall within 10 days following recordation of such notice of default deposit or cause to be deposited in the United States mail an envelope, registered and with postage prepaid, containing a copy of such notice with the recording date shown thereon, addressed to each person whose name and address are set forth in a duly recorded request therefor, directed to the address designated in said request, and at least 20 days before date of sale the Vendor, trustee or other person authorized to make the sale shall deposit or cause to be deposited in the United States mail an envelope registered and with postage prepaid, containing a copy of the notice of the time and place of the sale, addressed to each person whose name and address are set forth in a request therefor recorded, within the time herein provided.

A copy of notice of default of sale shall be mailed to each person having recorded a deed of trust or mortgage with power of sale in same manner required as though a separate request had been filed.

(d) Whenever all or a portion of the principal sum of any obligation secured by this contract has, prior to the maturity date fixed in such obligation, become due or been declared due by reason of default in payment of interest or of any installment of principal, or by reason of failure of Vendee to pay, in accordance with the terms of such obligation or of such Contract, taxes, assessments, premiums for insurance or advances made by Vendor in accordance with the terms of such obligation or of such Contract, the Vendee or his successor in interest in the property or any part thereof, or any beneficiary under a subordinate deed of trust or any other person having a subordinate lien or encumbrance of record thereon, at any time within three months of the recording of the notice of default under this Contract if the power of sale herein, is to be exercised, or, otherwise at any time prior to entry of the decree of foreclosure, may pay to the Vendor or successors in interest, respectively, the entire amount then due under the terms of such Contract and the obligation secured hereby (including costs and expenses actually incurred in enforcing the terms of such Contract and trustee's or attorney's fees actually incurred not exceeding one hundred fifty dollars (\$150) or one half of one percent of the unpaid principal sum secured whichever is greater, other than such portion of principal as would not then be due had no default occurred, and thereby cure the default theretofore existing, and thereupon, all proceedings theretofore had or instituted shall be dismissed or discontinued and the obligation and Contract shall be reinstated and shall be and remain in force and effect, the same as if no such acceleration had occurred. The notice of any default described in this paragraph, recorded pursuant to Section 2924, and mailed to any person pursuant to Section 2924b, shall contain the following statement, printed or typed thereon:

#### NOTICE

You may have the right to cure the default described herein and reinstate your Security Land Contract. Section 2924c of the Civil Code permits certain defaults to be cured upon the payment of the amounts required by that section without requiring payment by you of that portion of principal and interest which would not be due had no default occurred. Where reinstatement is possible, if your default is not cured within three months following the recording of this notice, your right of reinstatement will terminate and your property may be sold.

To determine if reinstatement is possible and the amount, if any, necessary to cure your default, contact the Vendor or Trustee. The name and address of the Vendor and Trustee respectively as of the date of this notice is

(Name) at  
(Name) at

(Address), and  
(Address).

(e) Before any sale of property can be made under the power of sale contained in this Contract notice of the sale thereof must be given by posting a written notice of the time and place of sale, and describing the property to be sold, at least 20 days before the date of sale in one public place in the city where the property is to be sold, if the property is to be sold in a city, or, if not, then in one public place in the judicial district in which the property is to be sold, and publishing a copy thereof once a week for the same period, in some newspaper of general circulation published in the city in which the property or some part thereof is situated, if any part thereof is situated in a city, if not, then in some newspaper of general circulation published in the judicial district in which the property or some part thereof is situated, or in case no newspaper of general circulation is published in the city or judicial district, as the case may be, in some newspaper of general circulation published in the county in which the property or some part thereof is situated. A copy of such notice of sale shall also be posted in some conspicuous place on the property to be sold at least 20 days before date of sale. In addition to any other description of the property, the notice shall describe the property by giving its street address, if any, or other common designation, if any; but, if a legal description of the property is given, the validity of the notice shall not be affected by the fact that the street address or other common designation recited is erroneous or that the street address or other common designation is omitted. The term newspaper of general circulation as used herein is as defined in Article 1 (commencing with Section 6000) of Chapter 1, Division 7, Title 1 of the Government Code.

(f) All sales of property under the power of sale contained in this Contract shall be held in the county where such property or some part thereof is situated, and shall be made at auction, to the highest bidder, between the hours of 9 in the morning and 5 in the afternoon. When the property consists of several known lots or parcels they shall be sold separately upon request of Vendee or any lien creditors with liens junior to Vendor; or when a portion of such property is claimed by a third person, and he requires it to be sold separately, such portion may thus be sold. The Vendee if present at the sale, may also direct the order in which property shall be sold, when such property consists of such several known lots or parcels which may be sold to advantage separately, and the trustee shall follow such direction. After sufficient property has been sold to satisfy the indebtedness no more can be sold.

If the property under power of sale is in two or more counties the public auction sale of all the property under the power of sale may take place in any one of the counties where the property or a portion thereof is located.

There may be a postponement of the sale proceedings at any time prior to the completion of the sale thereof at the discretion of the trustee, or if the Vendor instructs the trustee to postpone the sale proceedings. The notice of each postponement shall be given by public declaration by the trustee at the time and place last appointed for sale. Such public declaration of the postponement shall also set forth the new date, time, and place of sale, which place of sale shall be the same place as originally fixed by the trustee for the sale. No other notice of postponement need be given.

(g) (i) Each and every bid made by a bidder at a trustee's sale under a power of sale contained in this Contract shall be deemed to be an irrevocable offer by that bidder to purchase the property being sold by the trustee under such power of sale for the amount of the bid. Any second or subsequent bid by the same bidder or any other bidder for a higher amount shall be cancellation of the prior bid.

(ii) At the trustee's sale the trustee shall have the right (1) to require every bidder to show evidence of his ability to deposit with the trustee the full amount of his final bid in cash, or the equivalent of cash in a form satisfactory to the trustee prior to and as a condition to the recognizing of such bid, and to conditionally accept and hold these amounts for the duration of the sale, and (2) to require the last and highest bidder to deposit, if not deposited previously, the full amount of his final bid in cash, or the equivalent of cash in a form satisfactory to the trustee, immediately prior to the completion of the sale, the completion of the sale being so announced by the fall of the hammer or in the other customary manner. As the property will be offered subject to existing prior mortgages and deeds of trust, the principal balance due the Vendor used to determine the Vendor's bid at the foreclosure sale, shall be reduced by the principal balance of such prior liens. The Vendor herein shall have the right to offset his bid(s) only to the extent of the amount due him including the trustee's fees and expenses less such prior mortgages and deeds of trust.

(iii) If the trustee has not required the last and highest bidder to deposit the cash or equivalent in the manner set forth in subparagraph (ii) of subparagraph (g) above, the trustee shall complete the sale. If the last and highest bidder then fails to deliver to the trustee, when demanded, the amount of his final bid in cash, or the equivalent of cash in a form satisfactory to the trustee, such bidder will be liable to the trustee for all damages which the trustee may sustain by the refusal to deliver to the trustee the amount of the final bid, including any court costs and reasonable attorney's fees.

(iv) Any postponement or discontinuance of the sale proceedings shall be a cancellation of the last bid.

#### SUBSTITUTION OF TRUSTEES

8. Vendor, or any successor in ownership of any indebtedness secured hereby, may from time to time, by written instrument, substitute a successor or successors to any trustee named herein or acting hereunder, which instrument, executed by the Vendor and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor trustee or trustees, who shall, without conveyance from the predecessor trustee, succeed to all its title, estate, rights, powers, and duties. Said instrument must contain the name of the original Vendee, trustee and Vendor, hereunder, the Book and page where this security land contract is recorded and the name and address of the new trustee.

#### AMENDMENT OF POWER OF SALE

9. In the event any changes, amendments or modifications are enacted to the Civil Code or other codes of the State of California affecting foreclosures under power of sale, trustee powers or other matters contained in this Contract, the provisions hereinabove shall be upon the







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

ICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Jue Jun W & Lillie T.

P. O. Box 1046

El Cerrito, CA 94530

Date: September 7, 1993

Nature of Appeal:

- ☒ Director's Order  
☐ Franchise Tax Board Notice--  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 310 Turk Street

BLOCK 0337 LOT 007

APPEAL NO. 6498 S-NC-DEQ DAO

INSPECTOR Robert Noelke

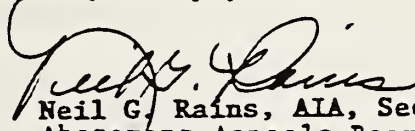
Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 23, 1993, will be heard by the Board at 1:30 p.m. on September 22, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

558-6454

DIRECTOR'S ORDER

Lillie Jue  
Appellant

Appeal Number 6498

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 7-21-93 order # 162, 675

(2) The affected premises are located at 310 Turk St San Francisco. They contain 20 dwelling units and -0- rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)  
*I was never notified officially re: hearing on 7/21/93 for abatement. First notification - posting on building.*

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)  
*Most of the work ordered on 9/10/92 & 4/21/92 have been completed some time ago, but I failed to notify the board. I requested re-inspection. I, myself, need to be inspected by the board again to make sure that all work has been done and if not, have the work completed. I'm requesting an additional 60 days.*  
(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner.

(6) The official address of the undersigned is:

P.O. Box 1046  
El Cerrito, Ca. 94530  
Tel. No. 510-525-5706

Date 8/17/93

Lillie Jue  
Signature (Print Name Below)

(21) Lillie Jue



City and County of San Francisco

De  
Department of Public Works  
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

DATE: 07/30/93  
PROPERTY ADDRESS:  
310 TURK ST  
BLOCK: 0337 LOT: 007  
SEQ: 01 CASE: DAO

JUE JUN W & LILLIE T  
P O BOX 1046  
EL CERRITO CA

94530

OWNER'S NAME:  
JUE JUN W & LILLIE T

INSPECTOR: \_\_\_\_\_  
DISTRICT: \_\_\_\_\_ CT: \_\_\_\_\_

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE      REGULAR      ORDER NO. 162675

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 07/21/93 in accordance with the DPW HEARING ORDER NO. 161896. The hearing was conducted by a representative of the Director. THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 08/17/93.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 07/21/93

Very Truly Yours,

John E. Cribbs  
Director of Public Works

( 22 )







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Date: September 7, 1993

Wett Erwin G & Margaret S  
671 El Camino del Mar St., #4  
San Francisco, CA 94121

Nature of Appeal:

- ☒ Director's Order  
☐ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 2551 Mission St.

BLOCK 3615 LOT 023

APPEAL NO. 6499 S-NC-DEQ PP

INSPECTOR Robert Noelke

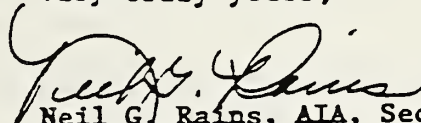
Dear Appellant:

It is to serve notice that your appeal, filed with the Abatement Appeals Board on August 30, 1993, will be heard by the Board at 1:30 p.m. on September 22, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Erwin G. Swett  
Appellant

Appeal Number 6499

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on July 28, 1993.

(2) The affected premises are located at 2551-2555-2557 Mission Street, San Francisco. They contain a theatre ~~building~~ and two shops. ~~rooming houses~~

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)  
The action appealed from is: The Parapet Bureau's requirement, dated March 25, 1992 (File No. 4230), that the owner repair the parapet and loose shale of said building damaged by the Loma Prieta earthquake October 17, 1989. (See the enclosed letter from John Greene, Building Inspector.)

- continued on the reverse side, Page 2 -

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)  
I need the appealed action nullified and voided because I am prohibited by the Board of Permit Appeals (Appeal No. 90-281) from demolishing said building or any part of the building till the City issues me a building or site permit. (See the enclosed Notice of Decision and Order dated November 13, 1991.)

- continued on the reverse side, Page 2 -

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner.

(6) The official address of the undersigned is:

2671 El Camino Del Mar, #4, San Francisco, CA 94121

Tel. No. 415/752-7605

Date August 30, 1993

Erwin G. Swett  
Signature (Print Name Below)  
Erwin G. Swett

(24)



- (3) On January 31, 1990, city inspector Derrill Langer and structural engineer Patrick Buscovish inspected said building. They red tagged it secured because they determined the damaged sections of the building, including the parapet, were not accessible to people and posed no danger to the neighboring properties, which are separated by wide barricaded passageways on the north and south sides.

The parapet above the roof is an extension of the exterior concrete walls which are about sixty feet high. The north and south sections of the parapet are damaged beyond repair. They would have to be completely demolished before new sections could be constructed. (See the enclosed reports by the architect James Baldwin and Werner Martin the structural engineer.)

Moreover, cores from the concrete walls were tested. The tests show that the concrete is in a state of deterioration due to the fact it is of poor quality. Removing the loose shale would involve demolition, which would be extensive. (See the enclosed Applied Materials Engineering report.)

- (4) On August 9, 1991, I had applied for a demolition permit (No. 9114234) which is on hold. I am cooperating 100% with the Planning Department to put up a replacement building that will meet the City's requirements. However, I have no control over the Planning Department's time schedule.

It is not reasonable to expect anyone to pour thousands of dollars down the drain on an unprofitable theater-building that will soon be demolished due to the fact that it would cost millions of dollars to seismic retrofit, restore, and to conform to code.

TOTAL SUBSTANTIATING REPORTS ENCLOSED:

Lang Engineering.....	two pages
Winzler & Kelly.....	eight pages
Earthquake Protection Systems, Inc.....	two pages
Applied Materials & Engineering, Inc.....	five pages
Henry L. Chapot & Associates.....	four pages
Frank Myers Construction Co.....	one page
Occidental Express.....	one page
James D. Baldwin, AIA/Architect.....	one page
	plus a diagram
W.K. Martin Inc.....	one page
Harding Associates.....	one page
	plus Boring
	Location Plan
	and Subsurface
	Profile







## HOUSING INSPECTION DIVISION

DATE: 08/06/93  
PROPERTY ADDRESS:  
2551 MISSION ST  
BLOCK: 3615 LOT: 023  
SEQ: 01 CASE: PPO

SWETT ERWIN G & MARGARET S  
2671 EL CAMINO DEL MAR ST#4  
SAN FRANCISCO CA

94121

OWNER'S NAME:  
SWETT ERWIN G & MARGARET S

INSPECTOR: \_\_\_\_\_  
DISTRICT: \_\_\_\_\_

CT:

APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
1558 Market Street, Room 302  
San Francisco, CA 94102  
Tel. No. 558-8742  
FILING FEE: \$56.00

460 McAllister St

ORDER OF ABATEMENT UNDER SECTION 203-203.P OF THE  
BUILDING CODE      PARAPET      ORDER NO. 162820

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 07/28/93 in accordance with the DPW HEARING ORDER NO. 162132.

The hearing was conducted by a representative of the Director.  
THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 180 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 08/24/93.

Owner  
File (2)  
BID (5) (1 Signed)  
  
Approved: 07/28/93

Very Truly Yours,

John E. Cribbs

Director of Public Works

558-6754



BOARD OF PERMIT APPEALS  
CITY AND COUNTY OF SAN FRANCISCO

ERWIN G. SWETT

Appellant

vs.

SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

CITY PLANNING DISAPPROVAL

Respondent

APPEAL NO. 90-281

NOTICE OF DECISION AND ORDER

Erwin G. Swett  
To: 2671 El Camino Del Mar, #4, San Francisco, CA 94121, appellant, and the  
San Francisco Department of Public Works  
San Francisco Department of City Planning:

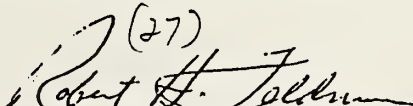
NOTICE IS HEREBY GIVEN that the appeal of Erwin G. Swett the appellant above named, from the order of San Francisco Department of Public Works denial on December 10, 1991, of permit to demolish a building at 2551 - 2557 Mission Street (APPLICATION NO. 9002283) came on regularly for reconsideration before the Board of Permit Appeals of the City and County of San Francisco on November 13, 1991 pursuant to a settlement agreement of Superior Court Action No. 932-398; the Board rescinded its decision of February 26, 1991 and the said order was vacated by the said Board of Permit Appeals and a new decision was made as below.

PURSUANT TO Section 3.651 of the Charter of the City and County of San Francisco and Part III, Article 1, Section 14 of the Municipal Code of the said City and County, and the action above stated, the Board of Permit Appeals hereby orders that the said permit be granted and the San Francisco Department of Public Works is hereby ordered and directed to grant said permit with the CONDITION that the demolition permit be stayed and shall not entitle appellant or his successors or assigns to commence demolition of any portion of the improvements on the property until the day immediately following the date on which the City has issued to appellant or his successors or assigns a valid building or site permit for construction of a structure to replace the theater.

Request for rehearing:  
None  
Rehearing:  
None  
Notice released to departments:  
November 14, 1991

Date: November 13, 1991  
BOARD OF PERMIT APPEALS  
CITY AND COUNTY OF SAN FRANCISCO

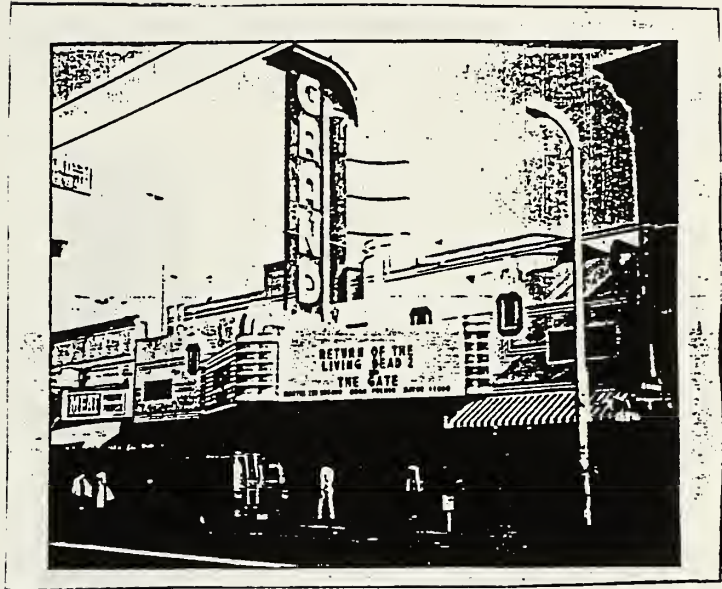
  
\_\_\_\_\_  
Esther Y. Marks, President

(27)  
  
\_\_\_\_\_  
Robert H. Feldman, Executive Director



GRAND THEATER

2665 Mission Street



The Grand Theater was vacant almost three years:

The community did not support it. The theatrical groups did not lease it. MEDA did not buy it.

Eventually it was converted into two large stores.





The New Mission Theater is directly across the street from the Cine Latino.

The community did not support either theater. Both are vacant. The Cine Latino is earthquake damaged. But the New Mission Theater is in good condition.

The theatrical groups have not leased it. MEDA has not bought it.



NEW MISSION THEATER

It is vacant.



W.K. MARTIN INC.  
ENGINEERS  
12 GEARY ST., SUITE 203  
SAN FRANCISCO, CA 94108  
(415) 421-1955

April 5, 1993

Mr. Lawrence L. Litchfield  
Superintendent  
Bureau of Building Inspection  
450 McAllister Street  
San Francisco, CA 94102

Re: 2555 Mission Street  
Parapet Investigation

Dear Mr. Litchfield:

W.K. Martin Inc. inspected the parapets at the above referenced address on April 5, 1993.

The building is an old movie theater that is no longer in use. Exterior exit passage ways on the North and South sides of the building are barricaded.

The parapets are constructed of steel reinforced concrete. Parapets along the North and South sides of the building have deteriorated due to water penetrating the porous concrete. Corrosion of the reinforcing steel has spalled the concrete to the point that the concrete is not serviceable. These parapets cannot be effectively repaired or reinforced. They must be removed and replaced with new reinforced concrete to meet the requirements of the San Francisco Building Code.

If there are any questions, please contact this office at (415) 421-1955.

Yours truly,

W.K. MARTIN INC.

*Werner K. Martin*  
Werner K. Martin  
President









October 1, 1990

Mr. Erwin G. Swett  
2671 El Camino Del Mar, #4  
San Francisco, CA 94121

Project Number 90092

RE: Evaluation of Deteriorated Concrete  
2555 Mission Street  
San Francisco

Dear Mr. Swett,

We have completed an evaluation of the concrete at the subject location. The following tasks were carried out as part of the evaluation:

1. Concrete compressive strength determination.
2. Determination of the soluble chloride content.
3. Petrographic examination of the concrete.

Our findings are presented below:

1. Concrete Compressive Strength:

Four 3" diameter concrete cores, two each from the exterior above grade North and South walls were removed using a water cooled diamond bit. Three of the cores were tested in compression and one core was used for a petrographic examination. Results of the compressive strength test are tabulated in Table 1. The average compressive strength of the concrete was determined to be 892 p.s.i.

2. Determination of the Soluble Chloride Content:

Representative material from the three concrete cores tested in compression was crushed and tested for the water soluble chloride content in accordance with Federal Highway Administration Specification FHWA RD 77-85, "Sampling and Testing for Chloride Ion in Concrete."

The water soluble content of the concrete was determined to be 0.088 percent by weight of concrete.



Mr. Erwin G. Swett  
2555 Mission Street  
Page Two  
October 1, 1990

### 3. Petrographic Examination:

Core sample number 4 was submitted to Micro-Chem laboratories for a petrographic examination. A significant finding of the petrographic examination was that the concrete was weak due to low cement and a high water to cement ratio.

### DISCUSSION:

The subject building was reportedly constructed in 1912. Concrete technology at that time was far inferior to that today and the subject concrete with an average compressive strength of only 882 p.s.i. reflects the quality of concrete construction for that period. It should be pointed out that the author has tested other concrete from the same period which is substantially higher in strength. The poor strengths are apparently due to both low cement content and high water to cement ratio. Based on the low cement and high water content the subject concrete would be expected to be highly porous and allow moisture to intrude.

The water soluble chloride content of the concrete was determined to be 0.088 percent by weight of concrete. The cement content of the concrete was not determined. However, based on the low compressive strength and results of the petrographic examination the cement content of the concrete is most likely between 3 to 4 sacks per cubic yard. Assuming the unit weight of the concrete to be 145 pounds per cubic foot, the chloride content of the concrete is between 0.92 to 1.22 percent by weight of cement.

As per A.C.I. Building Code 318-90\*, the maximum allowable water-soluble chloride ion content as a percent by weight of cement for various concrete applications is reported in Table 2. In our opinion, the subject concrete (exterior walls exposed to moisture) would be classified as "other reinforced concrete construction" for which A.C.I. allows a maximum of 0.30 percent water soluble chloride ion content. Clearly the measured chloride ion content is far in excess of that allowed by A.C.I. It should be pointed out that distress due to reinforcing corrosion was visible on the reinforced walls.

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\* American Concrete Institute Building Code Requirements for Reinforced Concrete, Part 3, 1990, Table 4.3.1





Mr. Erwin G. Swett  
2555 Mission Street  
Page Three  
October 1, 1990

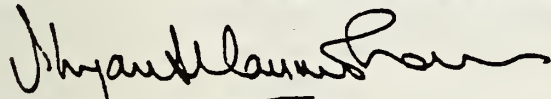
CONCLUSIONS:

1. The average compressive strength of the concrete was determined to be 892 p.s.i.
2. The water soluble chloride ion content was determined to be between 0.92 to 1.22 percent by weight of cement. (Assuming a 3 to 4 sack concrete mix). This is substantially higher than the 0.30 percent allowed by A.C.I. Reinforcing corrosion can be expected in this concrete.
3. Petrographic analysis reinforced the results of the compressive strength tests that the concrete is inherently weak due to low cement and high water content.

If you have any questions regarding the above, please contact the undersigned.

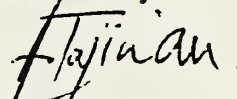
Sincerely,

APPLIED MATERIALS & ENGINEERING, INC.



Dushyant Manmohan  
Principal

Reviewed by:



Armen Tajirian, Ph.D., P.E.  
Principal

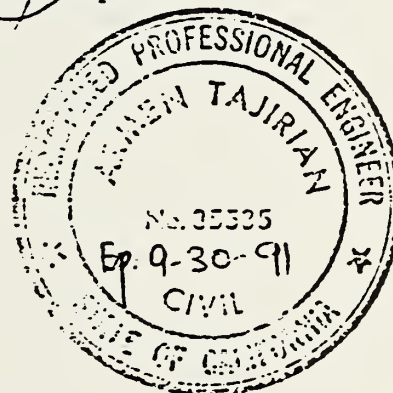






Table 2

**TABLE 4.3.1\* — MAXIMUM CHLORIDE ION  
CONTENT FOR CORROSION PROTECTION**

Type of member	Maximum water soluble chloride ion ( $\text{Cl}^-$ ) in concrete, percent by weight of cement
Prestressed concrete	0.06
Reinforced concrete exposed to chloride in service	0.15
Reinforced concrete that will be dry or protected from moisture in service	1.00
Other reinforced concrete construction	0.30

\* ACI 318/318R-36.;1990





1588 HOMESTEAD ROAD, SUITE 1  
SANTA CLARA, CA 95050  
TELEPHONE (408) 249-9767

Erwin G. Swett  
2671 El Camino Del Mar #4  
San Francisco, CA 94121

Re: City and County of San Francisco, Bureau of Building Inspection  
PARAPET SAFETY PROGRAM notice 3/27/92  
2551-2555-2557 Mission Street  
( a red-tagged, earthquake-damaged theatre building...concrete and light  
metal frame) Block 3615 - Lot 23: File No. 4230

Dear Mr. Swett:

On August 24, 1992, I made an investigation of the concrete parapet around  
the entire roof and the spalling concrete of the above referenced building.

My report of the findings and conclusions are as follows:

- (1) East Side (rear) of the building -- the parapet appears to be solid;  
it is best not to be disturbed. No spalling concrete is visible.
- (2) West Side (front) of the building -- the parapet appears to be solid;  
it is best not to be disturbed. No spalling concrete is visible.
- (3) North Side of the building -- the parapet is damaged; it is beyond repair;  
it should be removed. Corrective work is not recommended.\*
- (4) South Side of the building -- the parapet is damaged; it is beyond repair;  
it should be removed. Corrective work is not recommended.\*

\*On October 1, 1990, Applied Materials and Engineering, Inc. reported an  
evaluation of the walls of the subject building. Their conclusions from  
tested concrete cores were:

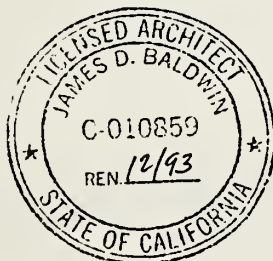
- a. 'Reinforcing corrosion can be expected in this concrete.'
- b. 'The concrete is inherently weak due to low cement and high water content.'

NOTE: The north and south sides of the building are not accessible to people.  
And the adjoining properties are as much as eight feet away from the  
subject building, on both sides. SEE THE ENCLOSED DIAGRAM.

COMMENT: Removing the parapets and the concrete spalling will not make the  
building safe. From my on-site inspection and study of the engineers'  
reports, it is my professional opinion that the subject building is  
unsafe and should be completely demolished.

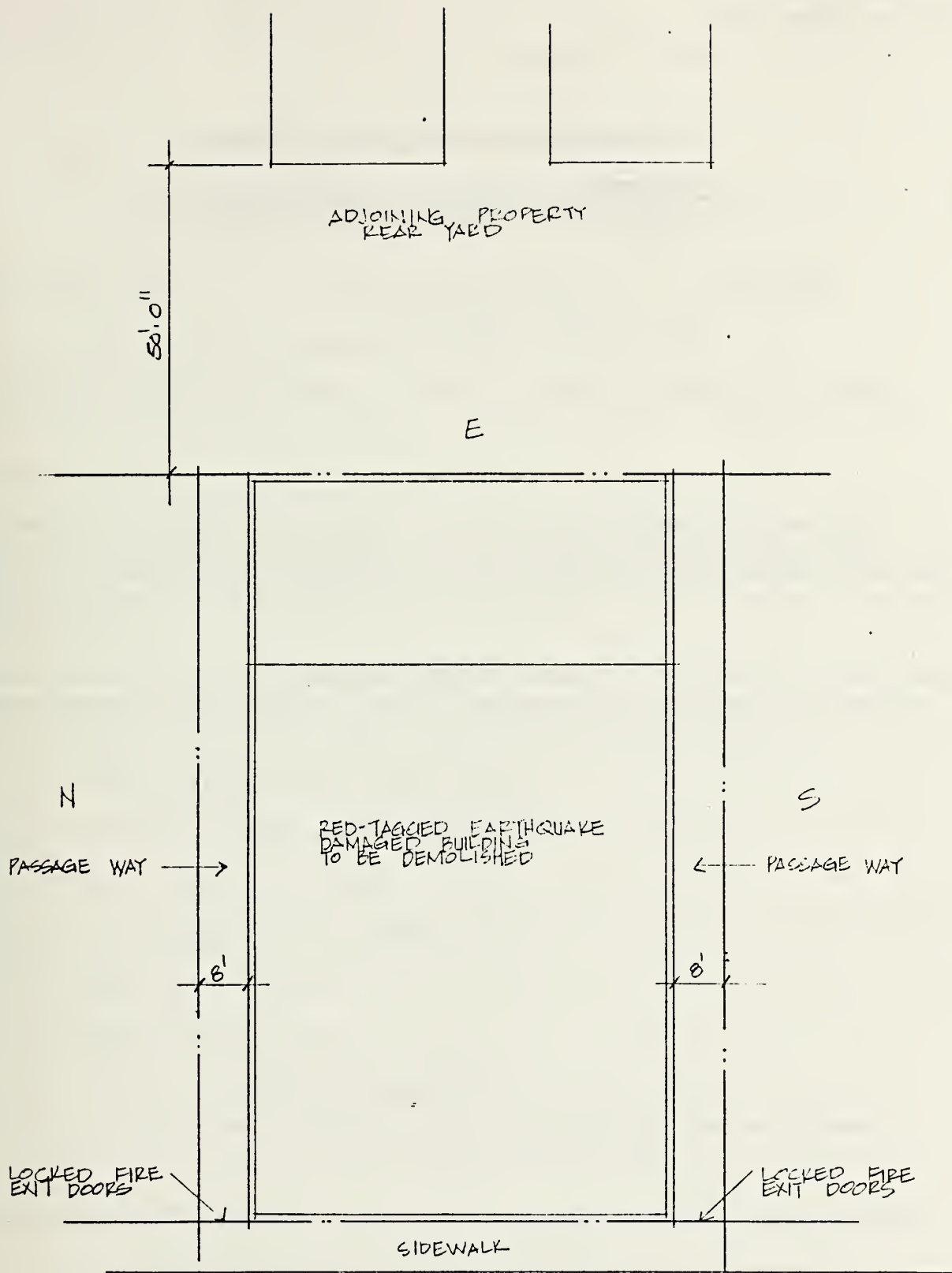
Sincerely,

*James D. Baldwin*  
James D. Baldwin  
AIA/Architect









MISSION STREET SITE:

2551-2555-2557 Mission Street  
San Francisco, California

W

James D. Baldwin, Architect  
August 24, 1992

EAST & WEST PARAPETS ARE  
LOW (18" HIGH) 12" THICK SOLID  
EXTENSIONS OF CONC. WALL.





Date: March 25, 1992

PARAPET SAFETY PROGRAM REQUIREMENTS

NOTICE OF APPARENT STRUCTURAL DEFICIENCY.  
HAZARDOUS PARAPETS AND APPENDAGES

CERTIFIED MAIL - RRR

Receipt Date of Notice: 3/27/92

Address: 2551 Mission St  
Swett Erwin G & Margaret S  
2671 El Camino Del Mar St #4  
San Francisco, CA 94121 Block: 3615 Lot: 23 File No.: 4230

Dear Property Owner:

Your attention is called to Chapter 2, Section 212 of the San Francisco Building Code requiring corrections to existing parapets and appendages found by this Bureau to pose hazards to life and limb during a major earthquake. A copy of the Chapter and information on the Parapet Safety Program is enclosed for your guidance.

A representative from this Bureau has made an inspection of your building and has determined, based on the Bureau's past experience with similar construction, that the following building features contain such potential hazards:

- ☐ Brick parapet around entire roof.
- ☒ Concrete parapet around entire roof.
- ☐ Metal cornice at front.
- ☐ Metal cornice at two sides.
- ☐ Water tank on roof.
- ☐ Chimney above roof.
- ☒ Other(s): Spalling concrete

THIS LETTER CONSTITUTE FORMAL NOTICE TO YOU TO TAKE THE FOLLOWING ACTIONS:

1. Investigate the strengths and conditions of said features and their supports.



2. Submit to the Bureau a written report of the findings and conclusions of the investigation.
3. Within one year from the RECEIPT DATE OF THIS NOTICE apply for and obtain a building permit to perform any corrective work recommended in the report.
4. Within one year after obtaining the permit, complete all work indicated on the approved plans or procedures.
5. Prior to completing all corrective work, execute and record a PARAPET AGREEMENT for any portions of parapets that the Bureau agrees can remain uncorrected.

Generally, the investigation and report must be made by a licensed Civil Engineer or Architect retained by you. Corrections may include strengthening, reconstruction, bracing or removal. Your prompt response will be appreciated, and will help to speed up the progress in making our City safer during an earthquake.

Any person aggrieved by this Notice may appeal to the Board of Examiners for a variance in the manner provided by Section 204.A, Paragraph 2, of the San Francisco Building Code.

For further information, please contact the Parapet Safety Section at 1390 Market Street, Suite 250, or telephone (415) 554-8738. Office hours are 8:00 a.m. to 12:00 noon, and 1:00 p.m. to 5:00 p.m., Monday, Wednesday and Friday. When inquiring, please make reference to the File No. indicated on this Notice.

WARNING:

Failure to take action as required to correct the above violations will result in abatement proceedings by the Department of Public Works. If an Order of Abatement is recorded against this property the owner will be billed or the property will be liened for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid, San Francisco Building Code 203(b) & (332.3).

Very truly yours,

L. L. Litchfield, P.E.  
Superintendent, BBI

By:

  
John Greene  
Building Inspector

Enclosures:  
PAR 5 4/91





# Lang Engineering

Structural Engineers

400 BRANNAN STREET SUITE 200 SAN FRANCISCO, CALIFORNIA 94107

(415) 543-4903

January 3, 1990

Mr. Erwin G. Swett  
2671 El Camino Del Mar #4  
San Francisco, California 94121

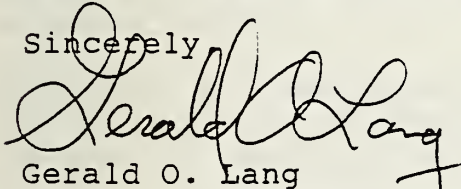
Re: The October 17 earthquake damage  
to your building located at  
2551-2555-2557 Mission Street  
San Francisco, California

Dear Mr. Swett:

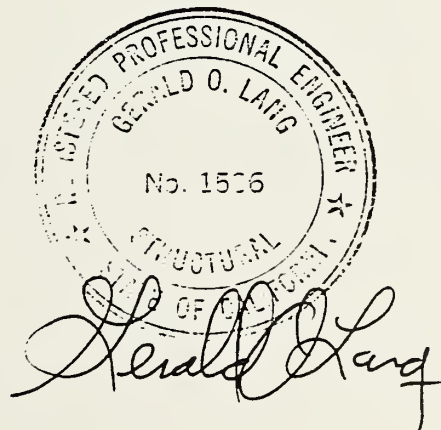
As a follow-up to my letter dated November 6, 1989,  
I have determined, upon further inspection, that  
the referenced building not only must be demolished  
but also is in eminent danger of collapse.

I am concerned about the extent of the damage. To  
be perfectly safe, I strongly urge that your building  
be demolished as soon as possible.

Sincerely,

  
Gerald O. Lang  
Structural Engineer

GOL/ho





# Lang Engineering

Structural Engineers

400 BRANNAN STREET SUITE 200 SAN FRANCISCO, CALIFORNIA 94107

(415) 543-4903

November 6, 1989

Mr. Erwin G. Swett  
2671 El Camino Del Mar #4  
San Francisco, California 94121

Re: The recent earthquake damage to  
your seventy seven year old building  
at 2551-2555-2557 Mission Street  
San Francisco, California

Dear Mr. Swett:

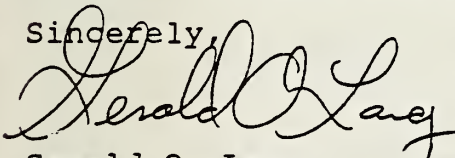
I have inspected the building referred to above and have determined that it is no longer structurally sound, or safe to occupy.

The structure has been weakened by the October 17 earthquake and it is inadvisable to attempt to repair the exterior walls.

Under the circumstances, there is no assurance that repairing any of the damage will prevent the building from collapsing should more earthquakes occur.

It is my professional opinion and I recommend that the building be demolished.

Sincerely,



Gerald O. Lang  
Structural Engineer

GOL/ho





89-738-A24  
April 10, 1990

To Whom It May Concern:

Re: INSPECTION OF EARTHQUAKE DAMAGE AND EARTHQUAKE  
ASSESSMENT - 2551-2555-2557 MISSION ST., SAN FRANCISCO, CA.

I thoroughly inspected the subject building on April 9, 1990. My findings are as follows:

The theater structure constructed in 1912, is a (approximately) five story riveted steel frame encased in reinforced concrete. The roof appears to be timber sheathing on timber trusses.

Inspection of the exterior walls indicated severe deterioration of the concrete. This is a clue that the concrete is of poor quality and low strength. It was also possible to assess the steel frame at a number of exterior locations due to concrete spalling and cracking. The steel is substantially lighter than would be required by current seismic standards and was severely corroded at a number of locations.

There is an extremely high probability that the riveted steel frame connections and concrete connections are brittle (i.e. inability to absorb seismic energy).

## CONCLUSIONS

Based on my inspection of the damage caused by the October 17, 1989 earthquake and the overall design and construction of the building I have concluded the following:

1. The structure is substantially below current building code requirements for seismic loads.
2. Due to inadequate roof to wall connections, it is highly probable that the exterior walls would deflect causing the roof to fall, if subjected to a moderate to strong earthquake.



To Whom It May Concern:  
Page Two  
April 10, 1990

3. The poor quality/low strength concrete walls also have a relatively high probability of partially collapsing if subjected to a moderate to strong earthquake.

RECOMMENDATIONS:

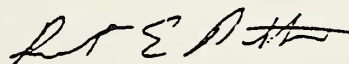
It is my opinion that the structure constitutes a threat to life safety and should be demolished.

Although seismic retrofit is possible, it is my opinion that retrofit is, in general, unreliable in many instances. Retrofit of a 1912 riveted frame/concrete building, that can accommodate approximately 1400 people, would qualify as an unacceptable risk to life safety.

In summary I would like to stress that it is my opinion that the structure is a disaster waiting to happen and should be demolished.

Very truly yours,

WINZLER & KELLY



Robert E. Potter, S.E. # 1862

cc: T. Purcell





REPORT ON  
ENGINEERING EVALUATION  
OF  
2551 - 2555 - 2557 MISSION STREET  
SAN FRANCISCO, CALIFORNIA  
FORMER WIGWAM THEATER

WINZLER & KELLY  
CONSULTING ENGINEERS



By: Robert E. Potter, SE #1862

April 17, 1990





## INTRODUCTION

The following report is an engineering evaluation of a theater structure (former Wigwam Theater) evaluated by this office during the period 4/9/90 to 4/18/90. The structure is located at 2551 - 2555 - 2557 Mission Street in San Francisco.

## SEISMICITY - HIGH

The structure is located approximately 7 miles from the San Andreas Fault and approximately 12 mile from the Hayward Fault. Of greatest importance for the purpose of the current evaluation the fact is that either fault has the potential to produce a long duration high intensity event. Various investigators all agree that both faults are active with high probabilities of producing a moderate to large earthquake.

## RISK CLASSIFICATION - EXTREMELY HIGH

It is generally considered current State-of-Practice to classify structures with a group occupancy of 300 or more as "high risk".

For purposes of this evaluation, it is highly probable that the occupancy could equal or exceed 1400 persons.

## SEISMIC DESIGN CRITERIA

It is considered to be State-of-Practice to analyze a "high risk" structure utilizing a maximum credible earthquake reduced for the energy absorption capability of specific structural elements.

## AVAILABILITY OF PLANS

The original plans for the structure are available and were utilized for this evaluation.

## DESCRIPTION OF STRUCTURE

The structure is a riveted steel frame with sparsely reinforced concrete walls. The building is approximately 120 Ft x 88 Ft in plan and approximately 5 stories from the main floor to the roof. The building does not have any intermediate wall bracing between the main floor and roof.

The structure was constructed in 1912. The original architectural treatment has been completely eliminated during a modernization. There has been no upgrading of the structural components of the building since 1912.



## ROOF

The roof consists of timber sheathing on riveted steel trusses spanning approximately 60 Ft from wall to wall.

## WALLS

The walls consist of sparsely reinforced concrete between vertical columns of riveted steel. The walls are 8 inches in thickness.

A field investigation revealed severe deterioration of the exterior wall. This is an extremely important clue that the concrete is poor quality and low strength. Of greater importance, as all concrete develops crack patterns, there is the high probability that the dissolution of the concrete has occurred in these cracks. It is my opinion that this creates a situation similar to pre-1930 masonry walls with very low strength grout.

## FOUNDATION

The structure is founded on very short piers with square (belled) footings under each steel column.

## CONCLUSIONS

### ROOF

Our investigation of the roof indicates that it possesses a number of extremely serious flaws:

1. The timber sheathing will not act as a diaphragm.
2. The steel trusses and connections are constructed of steel that lacks the ductility of modern steels necessary for resisting cyclic motion.
3. The riveted steel trusses are not designed or detailed in a manner that will allow them to absorb seismic energy through inelastic action.

This deficiency is of extreme importance for a structure designed for the actual forces (long duration) that could be developed by a moderate to strong earthquake.

Code specified minimum design loads are based on experience with structures that possess the ability to absorb seismic energy due to





extensive interior walls and floors. This building does not possess interior walls or floors. It is my opinion that there is a high probability that the roof would fail at the wall to roof connection (triggering a collapse) if subjected to a moderate to severe earthquake.

## ROOF RETROFIT

Because the seismic deficiencies of the existing roof are so extensive, it is my opinion that the roof cannot be adequately retrofitted. In fact, it has been our experience that a retrofit roof would cost approximately 20% more than a new roof as it would, in essence, be a new roof supporting a non-structural old roof.

## WALL RETROFIT

Our investigation of the main building walls indicated that there is a very high probability that they contain a pattern of negligible strength cracks due to water dissolving the poor quality concrete. In addition, the walls do not possess ductile reinforcing steel that would contain fractured concrete.

This is of extreme importance as investigations following severe California earthquakes indicated that a very high percentage of the deaths and severe injuries occur due to partially collapsing exterior walls (usually outward) failing perpendicular to the wall. Many deaths and severe injuries have been caused by people attempting to exit a building only to be hit by falling masonry or concrete.

The very high unsupported walls of this structure could fail either inward or outward. Either direction would be deadly as both the interior and exterior EXIT corridors could have large groups of people adjacent to the walls.

Retrofit of the exterior walls would also be extremely expensive (approximately 150% of a new wall) for a number of reasons:

1. A new properly reinforced wall would be required on one side of the existing wall.
2. Because high concentrations of people could exit on either side of the wall, a second (cladding) type wall would be required on that side. This wall must be strong enough to prevent portions of the existing wall from falling to the ground.

It is not anticipated that the entire existing wall would fail. However, partial collapse must be prevented in a "high risk" type structure.



## DESIGN EARTHQUAKE VS. OCTOBER 17, 1989 QUAKE

The motion experienced by the structure during the October 17, 1989 earthquake was much less than motion that could be experienced from a major quake having an epicenter nearby on the San Andreas or Hayward faults for two reasons:

1. The epicenter of the October 17, 1989 quake was a substantial distance from the structure. As long period seismic waves travel long distances with relatively little attenuation (short period waves attenuate out quickly), San Francisco sites, on long period foundations (clay), were primarily affected by the October 17, 1989 quake. The site of the subject structure was not subjected to high intensity motion.
2. The duration of strong motion from the 10/17/89 quake was extremely short (approx. 15 seconds). Longer duration strong motion will cause significantly more damage.

## FOUNDATION

The existing foundations are slightly overloaded for vertical loads based on current criteria. Inspection indicated no major foundation distress.

The existing piers do not possess adequate reinforcing to prevent failure due to realistic lateral seismic loads. Shear type failure of the piers is highly probable if subjected to a moderate to severe earthquake. This type of failure would not directly threaten life safety but is still unacceptable by current building code criteria.

As substantial underpinning and sequence construction is required for a foundation retrofit, it has been our experience that the cost is greater than a new foundation.

## INTERIOR/NON-STRUCTURAL

Although not considered "structural", falling ornamentation has resulted in numerous quake injuries and deaths. Inspection of the existing plaster indicates that it would require almost total replacement. Replacement of plaster, electrical and mechanical for a retrofit would be approximately equal to new construction. If duplication of the original ornamentation is required, this cost could double.

## CONCLUSIONS

Although retrofit of a structure is always possible, it is our opinion that the structure type as well as the actual structure members are poorly suited for a meaningful retrofit. The problem is compounded by the current State-of-Practice which requires that a high





risk (300+ occupancy) structure be designed for the actual loads that could be anticipated at a site.

It should be emphasized that relatively few structures completely fail during moderate to severe earthquakes. Most deaths and major injuries are caused by local or partial failure of both structural and nonstructural components of structures. This potential life safety risk would be exacerbated for a theater type structure as the high concentration of people (both interior and exterior exit spaces) would dramatically increase the probability of multiple deaths/major injuries.

It is recognized that the Mission Community desperately needs facilities for the arts and cultural events. Attempts to retrofit such a poor candidate would, in my opinion, be completely contrary to the Community Interest.

It is my recommendation that the structure be demolished.

#### RETROFIT COSTS

COST OF NEW STRUCTURE: \$1,734,000

COST OF RETROFIT: \$1,512,000

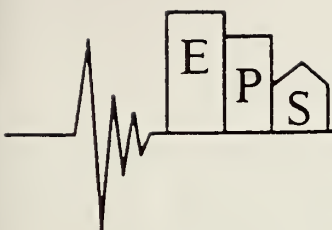
The higher than normal retrofit cost is due to the unacceptable (for seismic energy absorption) existing materials (roof & walls) and the higher level of safety required for a "high risk" occupancy (1400+ persons).

We would like to stress that it is our opinion that retrofit is undesirable for this structure. Structures with unacceptable original materials are still unreliable following retrofit which would be critical for a building with a 1400 plus occupancy.

Robert E. Potter, SE #1862







# Earthquake Protection Systems, Inc.

1045 Sansome St., Suite 203 San Francisco, CA 94111 (415) 956-0550

Fax No. (415) 956-1077

April 11, 1990

Page 1 of 2

## STRUCTURAL INSPECTION REPORT

Building Address: 2551-2555-2557 Mission St., San Francisco

Type of Inspection: Visual Walk Through

Date of Inspection: April 10, 1990

Report Prepared For: Erwin G. Swett  
2671 El Camino Del Mar, Suite 4  
San Francisco, CA 94121

### Principal Findings and Recommendations

The subject building is a one story structure approximately 60 feet tall with steel frame and concrete infill walls. There is a mezzanine and balcony area at front of the building. The building is a movie theater and is currently unoccupied because it was red tagged after the October 17, 1989 Loma Prieta Earthquake.

The existing concrete is in a deteriorated condition with many areas which have spalled off, thus exposing the steel beams, columns, or reinforcing. The deteriorated condition of the concrete and the lack of lateral seismic resisting members has allowed severe damage to the building to occur from the October 17 earthquake. The damage includes extensive cracking of the concrete infill wall along the north and south side walls of the building. In some areas where there is a very high wall height to thickness ratio, the concrete infill wall has bulged out and is in danger of collapsing should another strong earthquake occur. The concrete infill walls are the main lateral seismic resisting members of the building. Their deteriorated condition critically weakens the seismic strength of the building and makes the building hazardous to be occupied without additional strengthening.

The concrete parapet was already in bad condition before the October 17 earthquake occurred, and in some areas the concrete has spalled off exposing the reinforcing. After the earthquake, cracks developed along the base of the concrete parapet at portions of the front and south side of building. There were also some damage to



the front facade and with the additional weight of the front canopy and the large theater sign further weaken the condition of the front. The damaged concrete parapet and front facade pose a hazard to pedestrians near the building and should be corrected as soon as possible.

Other damage to the building includes damage to the steel beams, columns and reinforcing exposed to weather because the concrete cover spalled off, local buckling on the flange of a column at the back of the building. There were also extensive damage to the non-structural elements such as extensive cracks to partitions, ceilings, etc. Rain water leakage in the back portion of the building has further damaged the building.

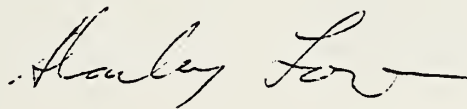
Corrective work should be performed to repair the earthquake damage and strengthen the building to reduce the current hazard. Below is a summary of the corrective work required:

1. Strengthening of the front facade and the parapet around the building .
2. Repair and strengthening of the concrete infill walls.
3. Addition of brace frames or shear walls to seismically strengthen the building.
4. Repair of the damaged non-structural elements such as ceilings, partitions, etc. which were damaged from the earthquake.
5. Repair the deteriorated concrete.

Unfortunately, the long span of the roof and the high wall height make this repair and strengthening work difficult and expensive to do. Performing this work to safely resist another strong earthquake and repair of the plumbing, electrical, mechanical equipment, etc. would require rebuilding a substantial portion of the existing building. The cost of these repairs and strengthening could exceed that of rebuilding the entire building.

We recommend that the building be demolished because of the hazard posed by the extensive structural damage and the difficulty and cost of repairing this damage.

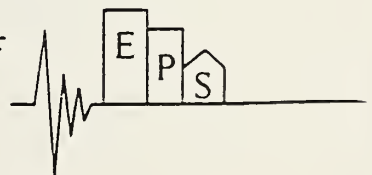
Sincerely,



Stanley Low  
Structural Engineer



(50)







# Henry L. Chapot & Associates

GENERAL BUILDING CONTRACTOR  
CONSTRUCTION COST ESTIMATORS  
736 CLEMENTINA STREET, SAN FRANCISCO, CALIFORNIA 94103-3813

LICENSE NO. 243848 & 351150

(415) 863-2356

CERTIFIED ESTIMATOR, A.S.P.E.

June 6, 1990

Erwin G. Swett  
2671 El Camino Del Mar #4  
San Francisco, CA. 94121

REF: 2551 - 2555 - 2557 MISSION STREET, MISSION ST. S.F. CA.

Dear Sir:

On Wednesday, May 30, 1990, I visited the above referenced jobsite accompanied by you. The inspection gave a visual indication of the structural problems relating to the structure.

I had a discussion with Robert C. Potter of the firm of Winzler and Kelly Consulting Engineers, who have made a preliminary report as to the integrity of the building. A cost analysis based on visual observation and engineer's analysis indicates:

1. The entire roof structure must be removed and replaced. This would of necessity include the heating and ventilating system in the ceiling as well as the ceiling itself; the seats on the main level and in the balcony would need protection from falling debris. All equipment in the projection room would require removal and reinstallation; electrical service would be abandoned. A crane on Mission Street would be required for this demolition effectively closing down the street for several weeks. In addition with the crane on the job the marquee and theater sign would be removed and not replace.

Roof and trusses 14,000 SF to be removed	
would cost.....	\$140,000.00
The Marquee and Sign Add.....	12,500.00
Seat Protection.....	9,500.00
HVAC Removal.....	4,500.00
Ceiling Removal.....	14,000.00
Interior Scaffold.....	75,000.00

(51)



# Henry L. Chapot & Associates

GENERAL BUILDING CONTRACTOR  
CONSTRUCTION COST ESTIMATORS  
736 CLEMENTINA STREET, SAN FRANCISCO, CALIFORNIA 94103-3813

LICENSE NO. 243848 & 351150

(415) 363-2356

CERTIFIED ESTIMATOR, A.S.P.E.

Erwin G. Swett  
June 6, 1990  
Page Two

In order to provide new concrete walls interior finishes would have to be removed.

Lath & Plaster 23000 SF.....	\$ 34,500.00
Balcony Soffit 4500 SF.....	6,750.00
Miscellaneous Finishes	
Rugs, Ceramic Tile, Plumbing Fixtures, Electric	
Fixtures, Toilet Partitions, Counters Etc.....	15,000.00
	=====
TOTAL.....	\$311,750.00

2. The existing concrete walls are inadequate. The engineer advises that a gunite instillation to strengthen these walls would be inappropriate, he suggests a new wall either on the interior or exterior of the structure on all four elevations.

Approximately 725 CU. YD. of concrete with reinforcing steel and necessary forming anchors etc. would be required at a cost of:

AMOUNT.....\$635,000.00

An unknown factor is the existing wall foundation. Taking a pessimistic view we would budget.

AMOUNT.....\$160,000.00

3. A new supporting roof structure would require steel trusses, metal decking, concrete fill, built up roofing and parapet framing at the property line.

Trusses 90 Ton @ \$2,300 =.....	\$207,000.00
Deck 14000 SF @ \$3.00.....	42,000.00
Concrete 14000 SF @ \$5.00.....	70,000.00
Built-Up Roof 140 SQS @ \$240.00.....	33,600.00
Sheet Metal 20% Roofing.....	6,720.00
	=====
SUBTOTAL.....	\$359,320.00

(52)



# Henry L. Chapot & Associates

GENERAL BUILDING CONTRACTOR  
CONSTRUCTION COST ESTIMATORS  
736 CLEMENTINA STREET, SAN FRANCISCO, CALIFORNIA 94103-3813

LICENSE NO 243848 & 351150

(415) 863-2356

CERTIFIED ESTIMATOR, A.S.P.E.

Erwin G. Swett  
June 6, 1990  
Page Three

4. Miscellaneous Carpentry Allow.....\$ 50,000.00

5. Doors, Windows & Hardware Allow..... 25,000.00

6. Finishes

Interior Lath & Plaster 4600 SQ YD. @ \$70.00.... 322,000.00

Exterior Stucco Allow..... 50,000.00

Painting 50,000 SF @ \$1.50..... 75,000.00

Ceramic Tile..... 4,500.00

Resilient Allow..... 5,000.00

=====

SUBTOTAL.....\$456,500.00

7. Specialties

Toilet Partitions & Accessories.....\$ 9,000.00

Carpets Allow..... 15,000.00

8. Mechanical Trades

Plumbing 20 Fixtures @ \$1,600..... 32,000.00

Plumbing Hot & Cold Water..... 20,000.00

Heating 40 BTU/SF = 560,000 @ 0.25..... 140,000.00

Electric 14000 SF @ \$9.00..... 126,000.00

=====

TOTAL.....\$2,339,570.00

General Contractor Job cost 10%..... 233,957.00

=====

SUBTOTAL.....\$2,573,527.00

General Contractor P/D 10%..... 257,353.00

=====

SUBTOTAL.....\$2,830,880.00

Contingency 15%..... 424,632.00

=====

TOTAL.....\$3,255,512.00

(53)





# Henry L. Chapot & Associates

GENERAL BUILDING CONTRACTOR  
CONSTRUCTION COST ESTIMATORS  
736 CLEMENTINA STREET, SAN FRANCISCO, CALIFORNIA 94103-3813

LICENSE NO 243848 & 351150

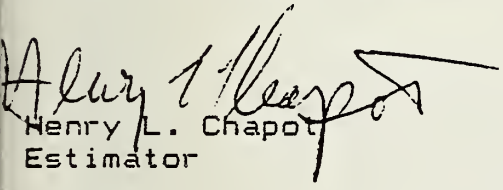
(415) 863-2356

CERTIFIED ESTIMATOR, A.S.P.E.

Erwin G. Swett  
June 6, 1990  
Page Four

If you have any questions please contact my office.

Very truly yours,  
HENRY L. CHAPOT & ASSOCIATES

  
Henry L. Chapot  
Estimator

HLC/cbr

code:2551-mission

(54)



June 11, 1990

Erwin G. Swett  
2671 El Camino Del Mar, #4  
San Francisco, CA 94121

RE: 2551-2555-2557 Mission Street

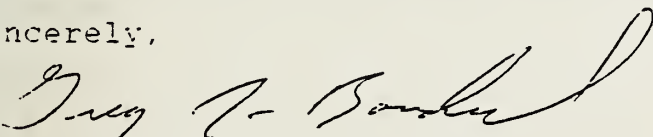
On Thursday, May 24, 1990 Peter Congdon and myself met with you to evaluate the structural integrity and cosmetic appearance of the above captioned building. This evaluation was based on a combination of the walk through conducted by you and the engineering report by Winzler & Kelly Consulting Engineers, dated April 17, 1990.

The areas which were most seriously affected due to the October 17th earthquake are the foundation, bearing walls and roof. In addition to the earthquake related damage, we also noticed serious defects and deterioration of the concrete in the walls and the foundation. We concur with the engineering report by Winzler & Kelly that these three areas are not structurally sound and must be retrofitted to meet current building standards. This retrofitting would consist of removing most of the existing concrete walls and foundation and replacing them with new reinforced concrete and structural steel components. We estimate that construction costs for the structural work would exceed two million dollars (\$2,000,000.00).

Other related work would include removal and replacement of all plaster walls and ceilings; removal and replacement of the roof; updating the electrical system; painting all surfaces for the interior and exterior of the building.

We conclude, based on our analysis, that total cost for retrofitting the existing structure could run well over four million dollars (\$4,000,000.00). Based on our 26 years of experience in the construction industry, we estimate that demolition of the existing building and construction of a new theater of equal proportion would cost between four and five million dollars (\$4-5,000,000). Therefore, my recommendation is that a new structure would be a more feasible alternative to retrofitting the existing building.

Sincerely,



Greg J. Bonderud  
FRANK MYERS CONSTRUCTION CO.

(55)





Mr. Erwin G. Swett  
2671 El Camino Del Mar, #4  
San Francisco, CA 94121  
(415) 752-7605

11 June 1990

Re:  
Former Wigwam Theater  
2551-2555-2557 Mission Street  
San Francisco

Dear Mr. Swett,

I made a visual inspection of the subject property for the purpose of evaluating the cost of restoration.

The costs are approximate and are subject to revision at time of receipt of soil reports, approved drawings and permits. The costs quoted are to restore the building as per your verbal description.

The theater was built, in 1912, of steel re-enforced concrete and wood. The concrete has begun to disintegrate and on the exterior there are many areas where the steel is exposed and also in the interior at the rear of the building. There are horizontal cracks in the parapet walls. There also are vertical cracks on the interior of the north and south walls. The north portion of the east wall has come away from the north wall.

I am in concurrence with the Report, from Winzler & Kelly dated 17 April 1990, that it would not be financially a sound solution to restore the structure.

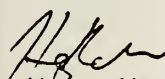
### RESTORATION COSTS

This takes into account the removal of portions of the facade and restoring it to its original design. The structure would be seismically upgraded including a new roof. The various mechanical, plumbing, electrical would be brought into compliance with the present codes. This cost also includes the necessary structural calculations, drawings, permits and other associated fees.

**\$5,160,000**

I am of the opinion that even after all this work is completed the structure would still contain elements which could be critical in the event of another earthquake, of the same or greater magnitude than the one of 17 October 1989, and therefore this would not be a cost effective proposition.

Sincerely

  
Henry Kent  
for OCCIDENTAL EXPRESS

(56)



415 / 621-7533

4521 A 18TH STREET  
SAN FRANCISCO  
CA 94114

LIC #319153



# HARDING ASSOCIATES

SOIL MECHANICS ENGINEERS

RICHARD S. HARDING, CIVIL ENGINEER  
EUGENE A. MILLER, CIVIL ENGINEER  
OLIVER E. MERWIN  
ROBERT T. LAWSON, CIVIL ENGINEER

64 WOODLAND AVE. • P.O. BOX 1169 • SAN RAFAEL, CALIF.  
TELEPHONE 454-1720

April 20, 1964

Parsons Brinckerhoff-Tudor-Bechtel  
P.O. Box 3691  
San Francisco, California

Attention: Mr. W. H. Stephenson

Gentlemen:

Contract M-701

This letter transmits our report, Soil Investigation, Mission Street Line, San Francisco Bay Area Rapid Transit, as authorized in Contract M-701 dated December 20, 1963, and supplemental change orders. The section of line covered by this report extends from 12th Street near Market to Cortland Avenue (Stations 75+50 to 199+50) and includes two passenger stations.

Several conferences have been held with your representatives during the progress of the investigation. The exchange of information at the meetings has been beneficial in developing the details of the scope and form of the presentation.

Yours very truly,

HARDING ASSOCIATES

*Henry T. Taylor*

Henry T. Taylor  
Civil Engineer

*Robert T. Lawson*

Robert T. Lawson  
Civil Engineer

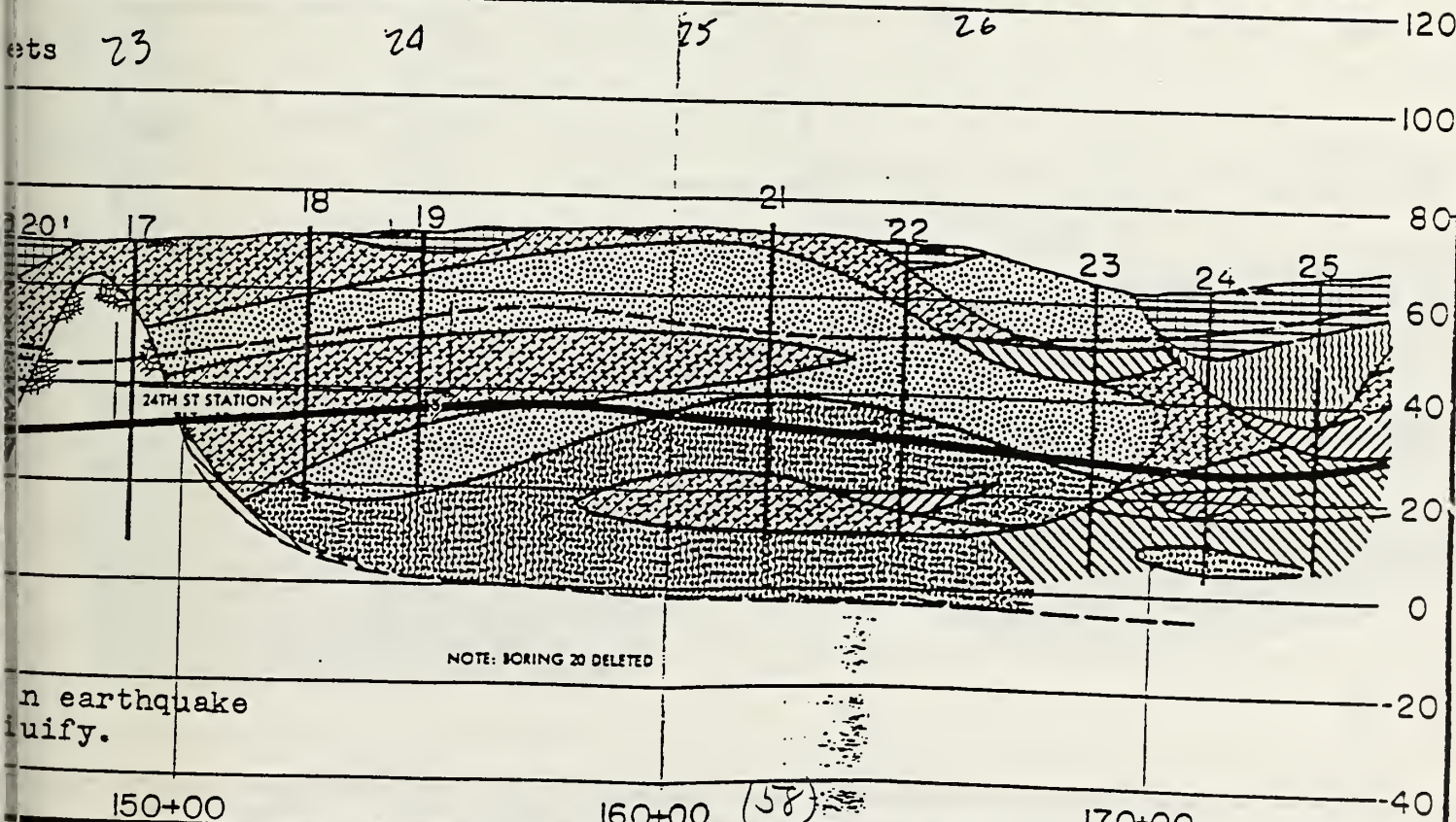
HTT/RTL/el

SUBSIDIARY

303 Second Street, San Francisco  
Thomas J. Lowry, Associate







SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT

MISSION LINE

HARDING ASSOCIATES  
SOIL MECHANICS ENGINEERS

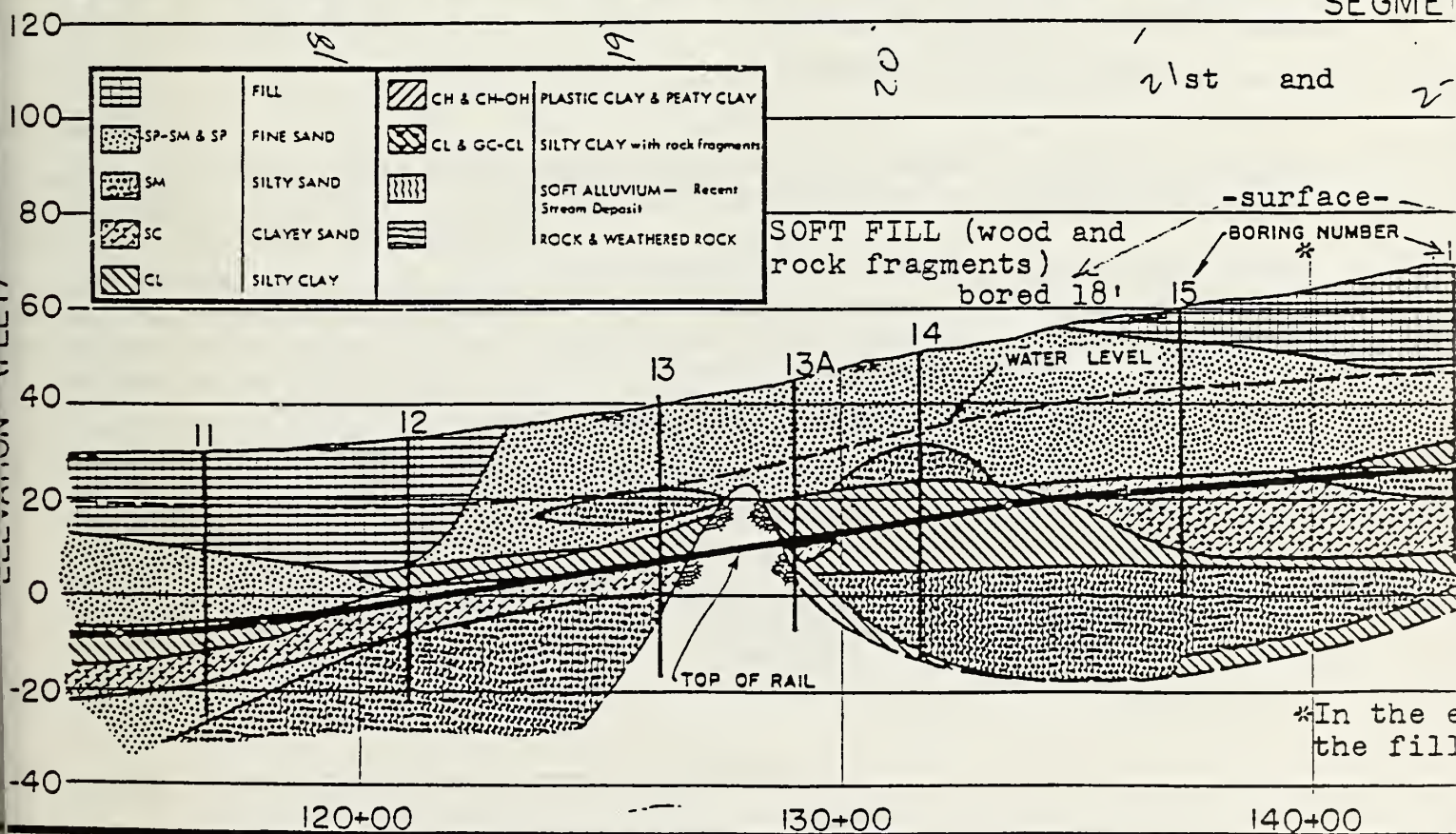
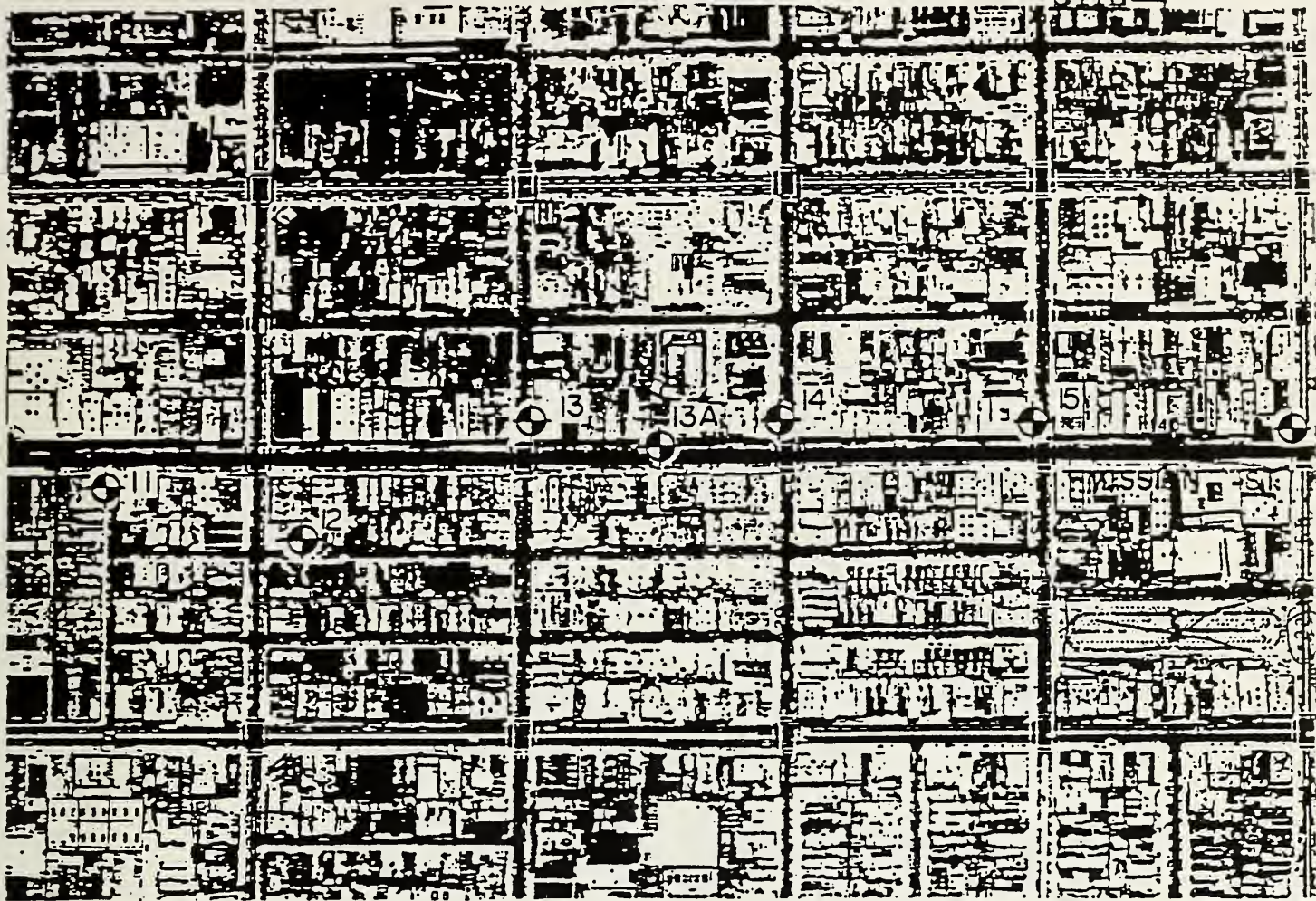
BORING LOCATION PLAN  
AND SUBSURFACE PROFILE

EIGHTEENTH ST. TO ARMY ST.  
STA. 120+00 TO STA. 170+00

SCALE 1" = 10' HORIZ.  
1" = 20' VERT.  
DATE 28 MAR 64







NOTES: SITE: 2551-2555-2557 Mission Street

Erwin G. Swett, owner  
2671 El Camino Del Mar, #4  
San Francisco, CA 94121

(59)

DESIGNED BY: G. J. K.  
CHECKED BY: A. L. S.  
APPROVED: 2/1







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Date: September 7, 1993

Nature of Appeal:

Ionin, Andrew & Irene  
154 Farallones Street  
San Francisco, CA 94112

- ☒ Director's Order  
☐ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 154 Farallones Street

BLOCK 7104 LOT 18 F

APPEAL NO. 6500 S-NC-DEQ DCO

INSPECTOR Robert Noelke

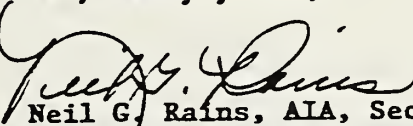
Per Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Aug. 31, 1993, will be heard by the Board at 1:30 p.m. on September 22, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant





APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$ 56.00

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Appeal Number 6500

Appellant \_\_\_\_\_

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on Aug. 4, 1993.
- (2) The affected premises are located at 154 Farallones St, San Francisco. They contain \_\_\_\_\_ dwelling units and 3 rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

*We have to pay penalty and redo the in-law.*

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

*We hope to reduce penalty & redoing fee because we're real in the very difficult financial problem. We'll follow the inspector's order, but just we don't have money to do now. Or please give us more time to save money ~~redo~~. (Attach additional sheet(s) if necessary.) then we can do.*

- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Owner.
- (6) The official address of the undersigned is:

154 Farallones St. S.F. CA 94112

Tel. No. (415) 585-9949

Date

8/19/93

Irene Ionin (IRENE IONIN)  
Signature (Print Name Below)

(61)





ADDRESS: 154 FARALLONES STREET

BLOCK: 7104  
SEQ: 01LOT: 18F  
CASE: DCOIONIN, ANDREY & IRENE  
154 FARALLONES STREET  
SAN FRANCISCO, CA 94112OWNER'S NAME:  
IONIN, ANDREY & IRENEORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 162,934

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON AUGUST 4, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO.162,427.

THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 90 DAYS TO OBTAIN A BUILDING PERMIT.
2. 90 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF AUGUST 31, 1993.

FILE (2)  
OWNER  
BBI (3) (1 signed)  
JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS

(62)

APPROVED: AUGUST 4, 1993

Room 260, City Hall

San Francisco 94102





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

NATURE OF APPEAL

450 McAllister St., Room 101  
San Francisco, CA 94102

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☐ ABSENT  
☒ PRESENT

NOTICE OF DECISION

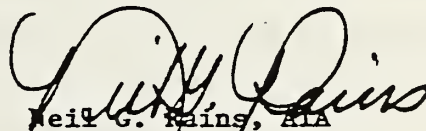
Appellant Adams, John C. & Gregory  
Address 2614 Buchanan Street, #3  
San Francisco, CA 94115

PROPERTY ADDRESS 2614 Buchanan St.  
BLOCK 0579 LOT 010  
HEARING DATE July 28, 1993  
APPEAL NUMBER 6489  
INSPECTOR Robert Noelke, Acting Chief

ABATEMENT APPEALS BOARD DECISION:

The case is continued for (60) days. The next hearing will be on  
September 22, 1993 at 1:30 P.M., City Hall, Rm. 282.

cc: Janis Platt  
2614 Buchanan St., #2  
San Francisco, CA 94115

  
Neil G. Rains, AIA  
Acting Secretary

**REHEARING:** Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: August 6, 1993

(63)







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Date: July 7, 1993

Nature of Appeal:

Adams, John C. & Gregory

2614 Buchanan Street, #3

San Francisco, CA 94115

☒

Director's Order

☐

Franchise Tax Board Notices

☐

Superintendent's Complaint  
Waived Hearing

☐

Other \_\_\_\_\_

PROPERTY ADDRESS 2614 Buchanan St.

BLOCK 0579 LOT 010

APPEAL NO. 6489 S-NC-DEQ D10

INSPECTOR Robert Noelke, Acting Chief

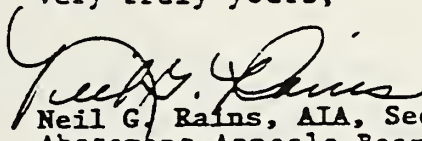
Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on May 19, 1993, will be heard by the Board at 1:30 p.m. on July 28, 1993 at Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you the counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

cc: Janis Platt  
2614 Buchanan, #2  
San Francisco, CA 94115

Original Notice of Hearing sent to Appellant and a copy was sent to Appellant's Agent.



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

JOHN ADAMS

Appeal Number

6489

Appellant

GREGORY JOHNSON  
JANIS PLATT

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 5/17/93.

(2) The affected premises are located at 2614 BUCHANAN ST, San Francisco. They contain 4 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

REQUEST FROM RELIEF TO PROVIDE 2ND MEANS OF EGRESS ON 4TH FLOOR DUE TO:

1. REQUIRED IN CONNECTION WITH OTHER CONSTRUCTION WORK WHICH WILL NOT BE

2. CURRENT EGRESS GRANDFATHERED IN (1896 BUILDING) UNIT IS A TOWNHOUSE OF EQUAL

(4) (State the relief you need and reasons why you claim the appealed action (OVER) should be modified or reversed by this board.)

REQUEST DELAY IN COMPLIANCE UNTIL REMODELING CONSTRUCTION REQUIRING THIS EGRESS IS UNDERTAKEN.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER, WIFE.

(6) The official address of the undersigned is:

2614 BUCHANAN, #2

SAN FRANCISCO, CA 94115

Tel. No. 415-567-4666

Date

5/19/93

Signature (Print Name Below)

(65) JOHN C. ADAMS

GREGORY JOHNSON

JANIS PLATT

GREGORY JOHNSON





SQUARE FOOTAGE ON BOTH FLOORS. 3RD FLOOR  
HAS 2 MEANS OF EGRESS, 4TH FLOOR HAS ONE  
EGRESS AND WOULD BE GRANDFATHERED DUE TO 2  
EQUAL FLOORS  
3. OWNER PLANS TO PERFORM CONSTRUCTION WITHIN  
2 YEARS. AT SUCH TIME THIS EGRESS WILL BE  
COMPLETED. IF EGRESS IS COMPLETED  
NOW IT WILL CAUSE THE OWNER FINANCIAL  
HARDSHIP AND HAVE TO BE REMOVED AT  
COMMENCEMENT OF NEW CONSTRUCTION (RE-  
MODELING) IN TWO YEARS.





ADDRESS: 2614 BUCHANAN STREET

BLOCK: 0579 LOT: 010  
SEQ: 01 CASE: D10ADAMS, JOHN C. & GREGORY  
2614 BUCHANAN ST., #3  
SAN FRANCISCO, CA 94115OWNER'S NAME:  
ADAMS, JOHN C. 2/3ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 161,675

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON MARCH 17, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO.160,959. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 60 DAYS TO FILE FOR A BUILDING PERMIT.
2. 30 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
3. 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF APRIL 13, 1993

JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKSFILE (2)  
OWNER  
BBI (3) (1 signed)

(67)





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 101  
San Francisco, CA 94102

NATURE OF APPEAL

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☒ ABSENT  
☐ PRESENT

NOTICE OF DECISION


Appellant Simkalo, Richard B.  
Address c/o Osgood Associates  
369 Broadway  
San Francisco, CA 94133

PROPERTY ADDRESS 55 Osgood Place  
BLOCK 0164 LOT 022  
HEARING DATE July 28, 1993  
APPEAL NUMBER 6490  
INSPECTOR Robert Noelke, Acting Chief

ABATEMENT APPEALS BOARD DECISION:

The case is continued for (60) days. The next hearing will be on September 22, 1993 at 1:30 P.M., City Hall, Room 282.

cc: Ronald E. Hothem  
369 Broadway  
San Francisco, CA 94133

  
Neil G. Rains, AIA  
Acting Secretary

**REHEARING:** Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: August 6, 1993

(68)







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Simkalo, Richard B.  
c/o Osgood Associates  
369 Broadway  
San Francisco, CA 94133

Date: July 7, 1993

Nature of Appeal:

- ☒ Director's Order  
☐ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 55 Osgood Place

BLOCK 0164 LOT 022

APPEAL NO. 6490 S-NC-DEQ DDO

INSPECTOR Robert Noelke, Acting Chief


Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on June 10, 1993, will be heard by the Board at 1:30 p.m. on July 28, 1993 at Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

cc: Ronald E. Hothem  
369 Broadway  
San Francisco, CA 94133

\* Original Notice of Hearing sent to Appellant and a copy to Appellant's Agent.

15 (Rev. 9/87)

558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(69)



LAW OFFICES OF  
RONALD E. HOTHEN  
369 BROADWAY  
SAN FRANCISCO, CALIFORNIA 94133  
(415) 421-8222  
FAX (415) 421-2544

RONALD E. HOTHEN  
CHERYL A. ISELE

May 28, 1993

Secretary of the Board  
ABATEMENT APPEALS BOARD  
Fox Plaza, Suite 250  
1390 Market Street  
San Francisco, California 94102

Re: FILING OF APPEAL  
55 Osgood Place, San Francisco, California

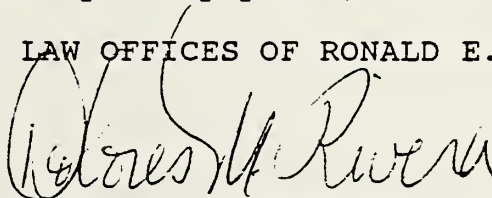
Dear Secretary of the Board:

Enclosed please find an original and a copy of Director's Order and check number 8465 in the amount of \$54.60, fee for filing appeal in the above-referenced matter. Please file the appeal and return a file endorsed copy in the envelope provided. If you have any questions please contact me at (415) 421-8222.

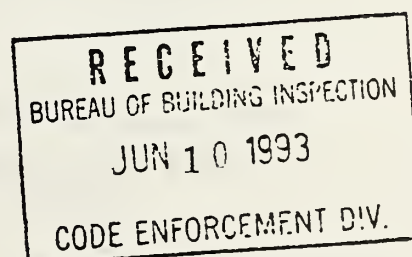
Thank you for your kind assistance in this matter.

Very truly yours,

LAW OFFICES OF RONALD E. HOTHEN



DOLORES M. RIVERA  
Secretary to Cheryl A. Isele



:dmr  
enclosures  
c:\osgood\os052893.lt1

(70)





APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$54.60

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

OSGOOD ASSOCIATES

Appellant

Appeal Number

6490

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on April 21, 1993.

(2) The affected premises are located at 55 Osgood Place San Francisco. They contain 0 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

The purported matters in the HID Notice dated March 6, 1989 was included within San Francisco Superior Court Case No. 891446 (copy attached) and was heard before the Honorable Frank W. Shaw in January, 1992. An interlocutory judgment issued (copy attached). The issues raised in this hearing and order have already been heard and tried before the Superior Court. Further application has been made under Planning Code S179 which will correct any errors in the Department of Public Work's files on the usage of this property.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

This action must be abated because (1) is included within the terms of the interlocutory judgment, or (2) if not included, it could have been and failure to raise the issues waives them.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent (state which) of the premises described in Paragraph (2) above.

(6) The official address of the undersigned is:

369 Broadway, San Francisco, California 94133

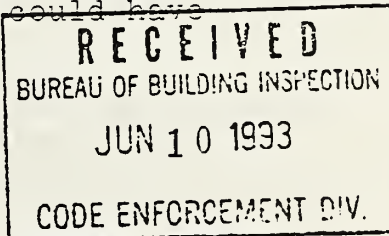
Tel. No.

Date

Signature (Print Name Below)

RONALD F. HOTHEM

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)







## CODE ENFORCEMENT DIVISION

DATE: 05/14/93  
PROPERTY ADDRESS:  
55 OSGOOD PL  
BLOCK: 0164 LOT: 022  
SEQ: 01 CASE: DDO

SIMKALO RICHARD B  
% OSGOOD ASSOCIATES  
369 BROADWAY  
SAN FRANCISCO CA

OWNER'S NAME:  
HOTHEN RONALD E 1/2

INSPECTOR: \_\_\_\_\_

94133

DISTRICT: 38A

CT: 106

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE      REGULAR      ORDER NO. 161878

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 05/05/93 in accordance with the DPW HEARING ORDER NO. 161241. The hearing was conducted by a representative of the Director. THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 06/01/93.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 05/05/93

Very Truly Yours

  
John E. Cribbs  
Director of Public Works



JUDGMENT





1 CHERYL A. ISELE  
2 LAW OFFICES OF RONALD E. HOTHEN  
3 369 Broadway  
4 San Francisco, California 94133

5 Attorneys for Defendant  
6 RONALD E. HOTHEN, RICHARD B. SIMKALO,  
7 and GERALDINE A. SIMKALO

ENDORSED  
FILED  
San Francisco County Superior Court

AUG 18 1992

MICHAEL K. TAMONY, Clerk  
BY: CYNTHIA H. HERBERT  
Deputy Clerk

8  
9 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA  
10  
11 IN AND FOR THE CITY AND COUNTY OF SAN FRANCISCO

12 CITY AND COUNTY OF SAN )  
13 FRANCISCO, a municipal corp., )

Case No. 891-446

14 Plaintiff, )

15 vs. )

INJUNCTION AND INTERLOCUTORY  
JUDGMENT NUNC PRO TUNC

16 RICHARD B. SIMKALO, GERALDINE )  
17 A. SIMKALO, RONALD E. HOTHEN, )  
18 FIRST NATIONWIDE SAVINGS, a )  
19 Federal Savings and Loan )  
20 Association, BLAIR ALEXANDER, )  
21 MARY HELEN LEVINE, TERRENCE )  
22 McNULTY, and DOE ONE through )  
23 DOE FIFTY, inclusive, )

24 Defendants. )

25 The above-entitled cause came on regularly for trial on  
26 January 29, 1992, before the Honorable Frank W. Shaw, judge  
27 presiding, sitting without a jury. Plaintiff, City and County of  
28 San Francisco ("CCSF") appeared by its attorney, Louise H. Renne,  
City Attorney, through Eleanor A. Elrod, Deputy City Attorney.  
Defendants Richard B. Simkalo, Geraldine A. Simkalo and Ronald E.  
Hothem, appeared by their attorney, the Law Offices of Ronald E.  
Hothem, by Cheryl A. Isele (collectively "Owner"). Defendant First  
Nationwide Savings, nka First Nationwide Bank ("Lender"), did not  
appear.

(74)



1 Pursuant to stipulation of both sides and to satisfy the  
2 single judgment rule, the judgment issued by Judge pro tem Gargano  
3 entered on November 7, 1991 and the judgment issued by Judge Frank  
4 W. Shaw entered on April 7, 1992 are vacated and this new and  
5 different judgment is hereby entered as follows:

6 A jury trial having been duly waived, the Court having heard  
7 and considered the testimony and the arguments of counsel, the  
8 matter having been submitted for decision and the court having  
9 issued its statement of decision,

10 IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

11 1. The premises commonly known and described as 55-59 Osgood  
12 Place, Block 164, Lot 22, San Francisco, California ("Property")  
13 and more particularly described as follows, is in violation of the  
14 San Francisco Municipal Code:

15 BEGINNING at a point on the westerly line of Osgood  
16 Place, distant thereon 57 feet, 6 inches southerly from  
17 the southerly line of Broadway; running thence southerly  
18 along said line of Osgood Place 20 feet; thence at a  
19 right angle westerly 52 feet to a point which is  
perpendicularly distant easterly 137 feet, 6 inches from  
the easterly line of Montgomery Street; thence at a right  
angle northerly 20 feet; and thence at a right angle  
easterly 52 feet to the point of beginning.

20 BEING portion of 50 VARA BLOCK NO. 48.

21 (Assessor's Lot 22; Block 164)

22 2. Specifically, the violations of the San Francisco  
23 Municipal Code are listed in Exhibit A and incorporated by  
24 reference herein.

25 3. The Owner and Owner's agents, employees, successors and  
26 assigns and the agents, employees, successors and assigns of each  
27 of them, shall cease and desist, and they are, and each of them is,  
28 hereby enjoined and restrained from maintaining, operating,





1 managing, using or permitting the maintenance, operations,  
2 management or use of the Property hereinabove described in the  
3 manner or under the conditions, or any of them, described in  
4 Exhibit A attached hereto;

5 4. Within forty-five (45) days from the effective date  
6 hereof, Owner shall apply to the Central Permit Bureau of CCSF for  
7 any and all building permits required by law to perform all work  
8 necessary to cause the Property and all parts thereof, to conform  
9 to law, or apply to the Central Permit Bureau for a permit to  
10 demolish this structure at the Property and take all action  
11 necessary to procure the issuance of said permit or permits,  
12 including the filing of plans, drawings and specifications required  
13 therefor;

14 5. Within fifteen (15) days after notification to the Owner  
15 or the Owner's designated representative that issuance of the  
16 required permit or permits has been approved by the Superintendent  
17 of the Bureau of Building Inspection, the Owner shall obtain such  
18 permit or permits;

19 6. Within one hundred and twenty (120) days from the date of  
20 notification, to the Owner or the Owner's designated representative  
21 by the Superintended of Bureau of Building Inspection, that the  
22 issuance of the required permit or permits has been approved, Owner  
23 in accordance with the issued permit or permits shall commence to  
24 repair and restore the Property and structure to conform to law as  
25 set forth in Exhibit A attached hereto, or to demolish the  
26 structure and clear the Property of all parts of the structure  
27 including all rubbish and debris;

28 ///

(76)



1        7.    The Owner shall prosecute or cause to be prosecuted the  
2 work and restoration, or the work of demolition and the clearing of  
3 the Property, expeditiously, diligently and continuously to  
4 completion and complete the work including supplying all necessary  
5 documentation for obtaining a Certificate of Final Inspection and  
6 requesting of final inspection within two hundred and forty (240)  
7 days from the date of notification of approval of the issuance of  
8 the required permit or permits;

9        8.    In the event Owner shall fail to apply for and obtain the  
10 required permit or permits as hereinabove provided, or shall fail  
11 to commence the work as hereinabove provided, or shall fail to do  
12 or cause to be done the work as hereinabove provided, within the  
13 time hereinabove prescribed, then the county Clerk is hereby  
14 ordered to issue a Writ of Possession to the Sheriff of the City  
15 and County of San Francisco directing the sheriff to move all  
16 persons and personal property from the Property and store said  
17 personal property at the expense of the Owner and to put CCSF, its  
18 officers and employees in possession of the property and to  
19 maintain and to defend CCSF in possession thereof for such time as  
20 is reasonably necessary for CCSF to abate the violations of the San  
21 Francisco Municipal Code, including, but not limited to, the time  
22 reasonably necessary for demolition of the structure and removal of  
23 all rubbish and debris from the Property;

24        9.    In the event CCSF has cause to repair, restore, demolish  
25 the Property, or to clear the Property of all persons and personal  
26 property, CCSF shall have a lien upon the Property in the amount  
27 expended pursuant to this Injunction and Interlocutory Judgment  
28 Nunc Pro Tunc (collectively "Injunction") to accomplish the





1 repairs, restoration or demolition and clearing of the Property and  
2 the lien shall have priority over all other liens and encumbrances  
3 except those taxes and encumbrances recorded prior the recording of  
4 the lis pendens herein;

5 10. In the event CCSF shall enter into possession of the  
6 Property and cause the Property and structure to be repaired and  
7 restored to conform to law as set forth in Exhibit A attached  
8 hereto or to be demolished and the site thereof cleared pursuant to  
9 the provisions of this injunction, CCSF may apply to the Court by  
10 motion for, and CCSF shall be entitled to, a final judgment ("Final  
11 Judgment") against Owner and its successors and assigns in the  
12 amount reasonably expended by CCSF pursuant to the provisions of  
13 this Injunction and CCSF's lien upon the Property shall be in the  
14 amount in addition to CCSF's costs, if any, herein; and in said  
15 event, for the purpose of enforcing and satisfying the Final  
16 Judgment, in addition to any other remedy of CCSF at law or in  
17 equity for the enforcement of this Injunction and the Final  
18 Judgment, the Final Judgment shall order that the Property shall be  
19 sold and the proceeds applied in conformity with the Final  
20 Judgment;

21 11. Upon issuance o the Certificate of Final Completion, CCSF  
22 shall forthwith cause to be released and expunged from the office  
23 of the Recorder of City and County of San Francisco all orders of  
24 abatement, lis pendens, and/or judgments which may have been  
25 recorded in reference to the Property under this action number.

26 12. CCSF will not enforce the Injunction against the Lender  
27 unless and until Lender becomes the record owner of the Property  
28 through foreclosure or otherwise.





1 13. If the Owner fails to abate the nuisance on the Property,  
2 and if demolition of the Property is the only remaining  
3 alternative, CCSF will promptly notify Lender to complete  
4 foreclosure of the Property, obtain title, and either abate the  
5 code violations or determine that rehabilitation is not  
6 economically feasible.

7 14. The Court expressly reserves jurisdiction to take such  
8 further action including the rendition of the Final Judgment herein  
9 as may be necessary or appropriate to carry into effect the  
10 provisions hereof;

11 15. CCSF is entitled to recover costs from owner; and

12 16. The effective date of this is as of July 30, 1992.

13  
14  
15  
16 Dated: August 13, 1992


  
FRANK W. SHAW  
Judge of the Superior Court



EXHIBIT A  
PROPERTY ADDRESS: 55-59 OSGOOD PLACE

- \*1. Residential Conversion of the second story is permitted by conditional use authorization from the City Planning Commission only, and is not permitted on the third story and above, in the Broadway Neighborhood Commercial District. San Francisco Planning Code Section 714.38.
- \*2. Business or Professional Service uses are not permitted on the third story and above in the Broadway Neighborhood Commercial District. San Francisco Planning Code Section 714.53.
3. No license for a building permit or other permit or license, or for a permit of Occupancy, shall be approved by the Department of City Planning, and no permit or license shall be issued by CCSF department which would authorize a new use, change of use or maintenance of an existing use on any land or structure contrary to the provisions of this Code. San Francisco Planning Code Section 715.(a).
4. Work was done in converting this building from R-1 occupancy (3 units) to B-2 occupancy (office use) without the proper permits. San Francisco Building Code Section 301.
- \* If Planning Code Section 179 is duly enacted, a mechanism would exist to allow legalization of use of the Property under the Municipal Code. In that event, Defendant may comply with Planning Code Section 179 in lieu of these cited sections. If Planning Code Section 179 is not enacted, Defendant must comply with these sections. In either event, Defendant must comply with either Section 179 or Paragraphs 1 and 2 above within the time constraints of this Injunction.





1 The violations listed herein are those which were observed and  
2 do not include violations which may be concealed and become  
3 evident when work is begun.  
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**COMPLAINT**



MAY 2 1988

DONALD W. DICKINSON, Clerk  
BY: R. de Luna  
Deputy Clerk

LOUISE H. RENNE  
City Attorney  
CODE ENFORCEMENT DIVISION  
SUSAN J. MACHTINGER  
Deputy City Attorney  
214 Van Ness Avenue  
San Francisco, California 94102-4574  
(415) 864-2035

Attorney for Plaintiff

SUPERIOR COURT OF THE STATE OF CALIFORNIA  
FOR THE CITY AND COUNTY OF SAN FRANCISCO

CITY AND COUNTY OF SAN FRANCISCO, )  
a municipal corporation, )

Plaintiff, )

vs. )

RICHARD B. SIMKALO, GERALDINE )  
A. SIMKALO, RONALD E. HOTHEN, )  
FIRST NATIONWIDE SAVINGS, )  
a Federal Savings and Loan )  
Association, BLAIR ALEXANDER, )  
MARY HELEN LEVINE, )  
TERENCE McNULTY, )  
and DOE ONE through DOE )  
FIFTY, inclusive, )

Defendants. )

891446

No.

COMPLAINT IN INJUNCTION

FIRST CAUSE OF ACTION FOR PUBLIC NUISANCE  
BROUGHT BY PLAINTIFF AGAINST ALL DEFENDANTS

A. FIRST COUNT BASED IN COMMON LAW

1. At all times mentioned herein plaintiff was, and still is, a municipal corporation organized and existing under and by virtue of the laws of the State of California.





1 2. Defendants Doe One through Doe Fifty are sued herein  
2 under fictitious names; plaintiff does not at this time know the  
3 true names or capacities of said defendants, but prays that the  
4 same may be inserted herein when ascertained.

5 3. At all times herein mentioned each defendant was an  
6 agent, servant, employee, partner, franchisee and joint venturer  
7 of each other defendant and at all times was acting within the  
8 course and scope of said agency, service, employment, partner-  
9 ship, franchise and joint venture.

10 4. Plaintiff brings this action pursuant to Sections 17980  
11 et seq. of the Health and Safety Code, Civil Code Section 3494,  
12 C.C.P. Section 731 and the San Francisco Municipal Code.

13 5. At all times herein mentioned, defendants have been, the  
14 owners, lessees, sublessees, occupants, users, hirers, operators,  
15 managers, maintainers or holders of liens on the premises, or of  
16 some right, title or interest in the premises commonly known as  
17 55 Osgood Place, Block 164, Lot 22, in the City and County of San  
18 Francisco, State of California, and more particularly described  
19 in Exhibit A which is attached hereto and made a part hereof.

20 6. Said defendants now are, and for a considerable period  
21 of time heretofore and at all times herein mentioned have been,  
22 maintaining said premises in such a manner as to constitute a  
23 continuing, visible public nuisance, dangerous to human life and  
24 detrimental to the comfortable enjoyment of life or property and  
25 injurious to the real and personal property of the residents and  
26 citizens of the City and County of San Francisco; the conditions



1 constituting said public nuisance are more particularly set forth  
2 in Exhibit B attached hereto and made a part hereof; at all times  
3 herein mentioned said defendants had notice and knowledge that  
4 said premises constituted a public nuisance as aforesaid.

5 7. Plaintiff has no adequate remedy at law in that damages  
6 are insufficient to protect the public from the present danger  
7 and harm caused by the conditions described above.

8 8. Unless said nuisance is abated by this Honorable Court,  
9 said community and neighborhood, and the residents and citizens  
10 of the City and County of San Francisco, will suffer irreparable  
11 injury and damage, in that said conditions will continue to be  
12 injurious to the enjoyment and the free use of the life and  
13 property of said citizens and residents of the City and County of  
14 San Francisco.

15 B. SECOND COUNT FOR VIOLATION OF STATUTORY  
16 AND ADMINISTRATIVE AUTHORITY

17 9. Plaintiff hereby incorporates by reference paragraphs 1,  
18 2, 3, 4, 5, 7, and 8 of the First Count and makes them a part of  
19 this, the Second Count, as though fully set out herein.

20 10. At all times herein mentioned, the aforesaid premises  
21 have constituted a public nuisance, being in violation of the San  
22 Francisco Municipal Code and the State Housing Law, by reason of  
23 the existence on the premises of the conditions set forth in  
24 Exhibit B attached hereto and made a part hereof. At the time of  
25 trial, Plaintiff will move the Court to amend this Complaint to  
26 include any conditions discovered after the filing of this  
complaint.

(85)





1 SECOND CAUSE OF ACTION FOR NON-COMPLIANCE  
2 WITH ORDER OF ADMINISTRATIVE BOARD  
3 BROUGHT BY PLAINTIFF AGAINST ALL DEFENDANTS

4 11. Plaintiff hereby incorporates by reference paragraphs  
5 1, 2, 3, 4, 5, 7, 8 and 10 of the First Cause of Action and makes  
6 them a part of this, the Second Cause of Action as though fully  
7 set out herein.

8 12. Prior to the filing of this action, pursuant to Section  
9 203(d) of the Building Code of the City and County of San  
10 Francisco, a public hearing on the aforementioned violations  
11 existing in the subject premises was held before the Director of  
12 Public Works or his designee; after a full hearing said premises  
13 were declared a public nuisance and the owners of said premises  
14 were ordered to obtain the necessary permits to demolish the  
15 building located on said premises or to bring the condition of  
16 said building into conformance with the San Francisco Municipal  
17 Code, all such work to be completed within a specified time after  
18 said hearing; said defendants as the owners, successors in  
19 interest, lessees, sublessees, occupants, users, hirers,  
20 operators, managers, maintainers or holders of liens on said  
21 premises have failed and still fail to comply with said order.

22 WHEREFORE, plaintiff prays:

- 23 1. that said nuisance be abated;  
24 2. that defendants be enjoined and restrained from  
25 maintaining or permitting the maintaining of said conditions, or  
26 any of them;



1 3. that said defendants be ordered to vacate said premises  
2 and all parts thereof and be enjoined and restrained from  
3 renting, leasing, occupying, or otherwise using said premises or  
4 any part thereof while said conditions, or any of them, exist and  
5 until said premises and structure(s) and all parts thereof have  
6 been repaired and restored to conform to law;

7 4. that said defendants be ordered to cause said  
8 structure(s) and all parts thereof to conform to law or to  
9 demolish, or cause to be demolished, said structure(s) and to  
10 clear the site thereof; that in the event that said defendants  
11 shall fail, refuse or neglect to cause said structure(s) and all  
12 parts thereof to conform to law, or to demolish the same and  
13 clear the site thereof, the plaintiff shall be authorized to  
14 enter upon said premises, remove all persons and personal  
15 property situated therein and store said personal property, and  
16 to demolish said structure(s) and clear the site thereof;

17 5. that Plaintiff shall have a lien upon said premises in  
18 the amount expended pursuant to said authority and to have  
19 judgment in said amount against said defendants, their successors  
20 and assigns;

21 6. that Plaintiff be awarded its costs incurred herein;

22 7. that the plaintiff shall have such further and other  
23 relief as the court deems just.

24 DATED: April 14 , 1988

LOUISE H. RENNE, City Attorney

25 By Susan J. Machtinger  
26 SUSAN J. MACHTINGER  
Deputy City Attorney



VERIFICATION

I, JOHN GREENE, declare:

I am a duly appointed and acting Building Inspector for the Department of Public Works of the City and County of San Francisco.

I have read the foregoing Complaint in Injunction and Exhibit B pertaining to the property located at 55 Osgood Place, Block 164, Lot 22, San Francisco, California, and know the contents thereof. The same are true save and except such matters as are therein stated on information and belief; as to all such matters your declarant states he believes them to be true.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: 3/25/88



JOHN GREENE  
Building Inspector  
Department of Public Works

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VERIFICATION

I, Barry Pearl, declare:

I am a duly appointed and acting City Planner for the Department of City Planning of the City and County of San Francisco.

I have read the foregoing Complaint in Injunction and Exhibit B pertaining to the property located at 55 Osgood Place, Block 164, Lot 22, San Francisco, California, and know the contents thereof. As to the alleged violations of the San Francisco Municipal Code relating to City Planning, the same is true of my own knowledge except such matters as are therein stated on information and belief; as to which matters your declarant states he believes them to be true.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: April 12, 1988

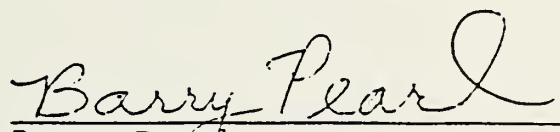
  
Barry Pearl  
City Planner  
Department of City Planning



EXHIBIT A

Property Address:  
55 Osgood Place

All that property in the City and County of San Francisco,  
State of California, described as follows:

BEGINNING at a point on the westerly line of  
Osgood Place, distant thereon 57 feet, 6 inches  
southerly from the southerly line of Broadway;  
running thence southerly along said line of Osgood  
Place 20 feet; thence at a right angle westerly 52  
feet to a point which is perpendicularly distant  
easterly 137 feet, 6 inches from the easterly line  
of Montgomery Street; thence at a right angle  
northerly 20 feet; and thence at a right angle  
easterly 52 feet to the point of beginning.

BEING portion of 50 VARA BLOCK NO. 48.

(Assessor's Lot 22; Block 164)





EXHIBIT B

Property Address:  
55 Osgood Place

1. The parapet walls do not possess sufficient strength and stability to withstand earthquake force and will pose a hazard to the public during an earthquake. San Francisco Building Code Article 2.5.
2. The owner(s) shall obtain the applicable permit to rehabilitate this building and correct all listed violations and any others which may be found to exist when rehabilitation is in progress.
3. Residential Conversion of the second story is permitted by conditional use authorization from the City Planning Commission only, and is not permitted on the third story and above, in the Broadway Neighborhood Commercial District. San Francisco Planning Code Section 714.38.
4. Business or Professional Service uses are not permitted on the third story and above in the Broadway Neighborhood Commercial District. San Francisco Planning Code Section 714.53.
4. No application for a building permit or other permit or license, or for a permit of Occupancy, shall be approved by the Department of City Planning, and no permit or license shall be issued by any City department which would authorize a new use, a change of use or maintenance of an existing use of any land or structure contrary to the provisions of this Code. San Francisco Planning Code Section 175(a).

The violations listed herein are those which were observed and does not include violations which may be concealed and become evident when work is begun.



Osgood

ENDORSED  
FILED  
San Francisco County Superior Court

JUL - 5 1988

DONALD W. DICKINSON, Clerk

BY: S. DOUGLAS  
Deputy Clerk

LOUISE H. RENNE  
City Attorney  
CODE ENFORCEMENT DIVISION  
SUSAN J. MACHTINGER  
DAVID SMITH FOX  
Deputy City Attorneys  
214 Van Ness Avenue  
San Francisco, California 94102-4574  
(415) 864-2035

Attorneys for Plaintiff

SUPERIOR COURT OF THE STATE OF CALIFORNIA  
FOR THE CITY AND COUNTY OF SAN FRANCISCO

CITY AND COUNTY OF SAN FRANCISCO,  
a municipal corporation,

Plaintiff,

vs.

No. 891-446

RICHARD B. SIMKALO, GERALDINE A.  
SIMKALO, RONALD E. HOTHEN, FIRST  
NATIONWIDE SAVINGS, a Federal  
Savings and Loan Association, BLAIR  
ALEXANDER, MARY HELEN LEVINE,  
TERENCE McNULTY,  
and DOE ONE through DOE FIFTY,  
inclusive,

Defendants.

AMENDMENT TO COMPLAINT

Plaintiff CITY AND COUNTY OF SAN FRANCISCO hereby amends  
Exhibit B to the complaint in the above-entitled action by adding  
the following directly after paragraph 5. of Exhibit B:



1 6. Work was done in the building without the proper permits.  
2 San Francisco Building Code Section 301.

3  
4 DATED: July 5, 1988

LOUISE H. RENNE, City Attorney

5 By Susan J. Machtinger  
6 SUSAN J. MACHTINGER  
Deputy City Attorney

7 Attorneys for Plaintiff City  
8 and County of San Francisco  
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1 VERIFICATION

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5 I, ROBIN FAY, declare:

6 I am a duly appointed and acting Housing Inspector for the

7 Department of Public Works of the City and County of San

8 Francisco.

9 I have read the foregoing Complaint in Injunction and

10 Exhibit B pertaining to the property located at

11 55 Osgood Place, Block 164, Lot 22, San Francisco, California,

12 and know the contents thereof. The same are true save and except

13 such matters as are therein stated on information and belief; as

14 to all such matters your declarant states he believes them to be

15 true.


16 I declare under penalty of perjury under the laws of the

17 State of California that the foregoing is true and correct.

18

19 Dated: 7.1.00

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21 

22 ROBIN FAY

23 Housing Inspector

24 Department of Public Works

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///



2  
3 I, MY A. LAM, say:

4 I am a citizen of the United States, over eighteen years  
5 of age, a resident of the City and County of San Francisco  
6 and not a party to the within action; that my business  
7 address is 214 Van Ness Avenue, San Francisco, California  
8 94102.

9 That on 7-5-88, I served

10 AMENDMENT TO COMPLAINT

11 by placing a true copy thereof in an envelope addressed to:

12 RICHARD B. SIMKALO, 2614 JACKSON, #B, SAN FRANCISCO, CA 94115  
13 GERALDINE A. SIMKALO, 2614 JACKSON, #B, S.F., CA 94115  
14 RONALD E. HOTHEN, 369 BROADWAY, SAN FRANCISCO, CA 94133  
15 FIRST NATIONWIDE SAVINGS, c/o ROBERT E. GRAHAM, 455 HICKEY  
16 BLVD. DALY CITY, CA 94015  
17 BLAIR ALEXANDER, MARY HELN LEVINE, THERRENCE McNULTY,  
18 c/o JACK LEVINE, P.O. BOX 2303, SAN FRANCISCO, CA 94126

19 and by then sealing and depositing said envelope, with  
20 postage thereon fully prepaid, in the United States Mail at  
21 San Francisco, California. That there is delivery service by  
22 United States Mail at the place so addressed or regular  
23 communication by United States Mail between the place of  
24 mailing and the place so addressed.

25 I declare (or certify) under penalty of perjury under  
26 the laws of the State of California that the foregoing is  
true and correct.

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MY A. LAM

DECLARATION OF SERVICE BY MAIL

( 95 )







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 101  
San Francisco, CA 94102

NATURE OF APPEAL

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☐ ABSENT  
☒ PRESENT

NOTICE OF DECISION


Appellant Helen M. Wolins Inter-Viv Tr  
Address c/o Helen M. Wolins  
1030 Lake St.  
San Francisco, CA 94118

PROPERTY ADDRESS 1030 Lake St.  
BLOCK 1347 LOT 005  
HEARING DATE August 25, 1993  
APPEAL NUMBER 6492  
INSPECTOR Robert Noelke

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next hearing will be on September 22, 1993.

cc: Charlotte H. Huggins, Esq.  
60 E. Sir Francis Drake Bl., Ste 207  
Larkspur, CA 94939

  
Neil G. Rains, AIA  
Acting Secretary

**REHEARING:** Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

**DATE MAILED:** September 9, 1993





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Date: August 5, 1993

Nature of Appeal:

Helen M Wolins Inter-Viv Tr  
c/o Helen M Wolins  
1030 Lake St.  
San Francisco, CA 94118

- ☒ Director's Order  
☐ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 1030 Lake St.

BLOCK 1347 LOT 005

APPEAL NO. 6492 S-NC-DEQ DA

INSPECTOR Robert Noelke

Appellant:

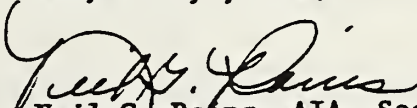
It is to serve notice that your appeal, filed with the Abatement Appeals Board on July 21, 1993, will be heard by the Board at 1:30 p.m. on August 25, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

cc: Charlotte H. Huggins, Esq.  
60 E. Sir Francis Drake Bl., Ste 207  
Larkspur, CA 94939

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's Agent.





APPEAL FILING  
File appeal with  
ment Appeals Board (AAB)  
0 Market St., Suite 250  
n Francisco, CA 94102  
Tel. No. 554-8742  
ILING FEE: \$

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

HELEN WOLINS  
Appellant

6492  
Appeal Number -----

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 6/09/93.

(2) The affected premises are located at 1030 Lake Street, San Francisco. They contain 6 dwelling units and -0- rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Requirement that owner replace internal apartment doors (6) with different glass, cover with plexiglas, or otherwise change internal doors to meet code requirements re security.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)  
LIFETIME MORITORIUM requested. Nature and quality of entire building would be adversely affected; financial hardship for owner, who is retired and on a fixed income; tenants and owner all feel that their security is not at issue; thick glass/nubbed glass already exists on internal doors.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the ~~owner~~/agent, (state which) of the premises described in Paragraph (2) above CHARLOTTE H. HUGGINS, ESO.

(6) The official address of the undersigned is:

60 E. SIR FRANCIS DRAKE BOULEVARD, SUITE 207, LARKSPUR CA 94939

Tel. No. 416/461-4760

Date 7/16/93

  
Signature (Print Name Below)

(98) CHARLOTTE H. HUGGINS

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)





CHARLOTTE H. HUGGINS

ATTORNEY AT LAW

WOOD ISLAND, SUITE 207 ♦ 60 E. SIR FRANCIS DRAKE BOULEVARD ♦ LARKSPUR, CALIFORNIA 94939  
TELEPHONE: 415 461.4760 FACSIMILE: 415 461.8038

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July 16, 1993

Abatement Appeals Board  
460 McAllister Street  
San Francisco, CA 94102

Re: Order of Abatement  
Order No: 162011; 1030 Lake Street

Dear Sir or Madam:

Enclosed please find an Appeal from the Order of Abatement issued by the Department of Public Works on or about June 18, 1993. Also enclosed is Helen Wolins' (owner of property) personal check, No. 238 in the amount of \$64.60 to cover your filing fees.

I further enclose copies of letters previously submitted by the undersigned and tenants of the property located at 1030 Lake Street. A review of the file on this property will reveal that photographs of the alleged "violative" doors, as well as duplicate copies of the enclosed letters were submitted to the Board at the June 9, 1993 hearing. I request that the Appeals Board view the pictures as well as thoroughly review the file in this matter.

Mrs. Wolins is desirous of applying for a LIFETIME MORATORIUM, waiving the order of abatement until such time as the owner of the building dies, or the property changes title.

We look forward to a prompt resolution.

Sincerely,

  
Charlotte H. Huggins

CHH/erk  
Enclosures  
cc: Helen Wolins



May 27, 1993

John E. Cribbs, Director  
Department of Public Works  
Bureau of Building Inspections  
450 McAllister Street  
San Francisco, California 94103

Re: 1030 Lake Street; Helen Wolins, owner  
Order Number: 161298  
Hearing Date: June 9, 1993, 10:00 A.M.

Dear Mr. Cribbs:

My landlady, Helen Wolins, has asked for my assistance with regard to the pending matters before your department. The upcoming hearing before the department concerns certain code requirements for internal apartment doors.

I am enclosing for the department's review and consideration, copies of letters from the tenants of 1030 Lake Street, which include myself. All but one of these letters were written two years ago, when this matter first arose. However, we all feel that the views expressed in our letters two years ago still stand true today.

I will be present at the June 9 hearing with Mrs. Wolins. Other tenants may also choose to appear.

Thank you for your anticipated attention to the enclosed letters.

Sincerely,

Charlotte H. Huggins

CHH/erk  
Enclosures  
cc: Helen Wolins

( 100 )





*B. A. Petrocelli*

1030 LAKE STREET, APT. 4 • SAN FRANCISCO, CALIFORNIA 94118

24 May 1993

City and County of San Francisco  
Department of Public Works  
Bureau of Building Inspections  
450 McAllister  
San Francisco, CA 94103

To Whom It May Concern:

I have been informed by Mrs. Helen Wolins, our landlady, that she has been cited to appear regarding a recent inspection and citation for alleged inappropriate glass panes on the apartment doors and for fire code violations.

First, a little on my background, to give you a better perspective: I am a security manager for a large financial institution, with over 30 years of experience in the security and safety fields. My most recent assignment was as project manager for the security of the US embassy in Lima, Peru, supervising 350 armed security officers and the physical security of the embassy. Presently I am managing a security department and am quite up to par with security requirements.

Although it is commendable of the city to take the time to inspect the building for safety issues, please allow me to disagree with the requirements, as the present doors are quite adequate and meet my standards. The woodwork is quite solid, the glass panes are thick and all the doors have two-way dead bolts. The glass panes also give the tenant a clearer view of who is outside the doors, something peepholes do not give because of their limited field of view.

I have been a tenant since 1984 and although I was abroad for four years, my apartment and its contents was not disturbed once, mainly because either Mrs. Wolins or one of the other tenants was always around, watching over the building.



Department of Public Works  
Page 2, 24 May 93

This building is quite beautiful the way it is. I would not appreciate changing any of the wood or glassworks, which add so much to the appearance of the building and to the apartments. Although I do appreciate the city's interest in my behalf, please consider our opinions as the payers of the rent.

This is a good residential area, all the neighbors watch out for each other. As to the fire codes, the building has a proper fire alarm system, there are full and active fire extinguishers available and there are fire escapes available to each apartment.

Finally, please consider the saying, "If it is not broken, don't fix it."

Thank you for your attention to this matter.

Sincerely,

  
B. Alexis Petrocelli



May 15, 1991  
1030 Lake St. #2  
S.F., CA. 94118

City & Co. of S.F.  
Dept of Public Works

To Whom it may Concern:

Re: 1030 Lake St., S.F. Landlord: Helen Wolins.

I understand that you are requesting to change the glass panel doors to hardwood doors. This would minimize the light in the hallways, thereby, making the stairway & hall more hazardous. It would also greatly deter from the charm & beauty from this elderly S.F. residence. The light from the hall, coming through the glass, helps to illuminate my own entrance at night, a safeguard.

In my residence here of a total of 19 years, there has only been 1 case of illegal entry into one of the apt. One could hardly consider this to be a hi-risk bldg / neighborhood for crime such as breaking & entering.

I ask you to please give this further consideration.

(103) Sincerely,  
Evelyn Benington





Charlotte Huggins  
1030 Lake Street, #1  
San Francisco, CA 94118

May 15, 1991

TO WHOM IT MAY CONCERN:

I have been a tenant at 1030 Lake Street, Apt. 1, San Francisco for 11 years, since May of 1980. The building is one of the most architecturally beautiful and well maintained apartment buildings I have ever seen in my 39 years as a San Franciscan. I never lived in an apartment before moving to Lake Street. I understand that the City is considering requiring Mrs. Wolins, the landlady of our building, to replace or remove the apartment doors as the City is concerned about possible burglary or safety. Unlike some apartment buildings, this is truly a home. Mrs. Wolins, her daughter, Mary Owens and myself are all long term tenants. Out of the four of us, I am the shortest-term tenant.

All of the apartment doors are heavy wood with glass panes which are textured and, in my opinion, quite thick. There have been no instances of any burglary or attempts during my tenancy, save one, which we believe was an "inside" job. There were no forcible signs of entry.

No one in the building in the entire 11 years that I have lived there has taken any steps to cover up the glass. Several years ago I covered my front door with fabric, but soon thereafter removed it for a number of reasons. These reasons included the fact that no light came into the apartment hallway, and when the curtain was up I could not tell whether there was anyone outside of the door. It is a distinct advantage to have the ability to see the outline of people behind the door.

The entire building is unique in many ways. The apartment doors match all of the wood throughout the building. Every apartment has wood moldings in the hall and the living and dining rooms. This same wood extends to the common hallway and lobby.

In my personal opinion, which I believe is shared by all of the tenants, is that it would be a travesty to remove or replace anything in this building. Mrs. Wolins has owned the building for decades and does an impeccable job of maintaining the building. She washes the lobby every weekend, changes the flowers in the lobby with the seasons, and generally keeps every nook and cranny cleaner than the finest hotel.

I hope that the City will see clear to allow this amazing building and our home to remain as we have grown to love it.

Sincerely,

(104) *Charlotte Huggins*



CHARLOTTE H. HUGGINS

ATTORNEY AT LAW

WOOD ISLAND, SUITE 207 ♦ 60 E. SIR FRANCIS DRAKE BOULEVARD ♦ LARKSPUR, CALIFORNIA 94939  
TELEPHONE: 415 461.4760 FACSIMILE: 415 461.8038

---

July 16, 1993

Abatement Appeals Board  
460 McAllister Street  
San Francisco, CA 94102

Re: Order of Abatement  
Order No: 162011; 1030 Lake Street

Dear Sir or Madam:

Enclosed please find an Appeal from the Order of Abatement issued by the Department of Public Works on or about June 18, 1993. Also enclosed is Helen Wolins' (owner of property) personal check, No. 238 in the amount of \$64.60 to cover your filing fees.

I further enclose copies of letters previously submitted by the undersigned and tenants of the property located at 1030 Lake Street. A review of the file on this property will reveal that photographs of the alleged "violative" doors, as well as duplicate copies of the enclosed letters were submitted to the Board at the June 9, 1993 hearing. I request that the Appeals Board view the pictures as well as thoroughly review the file in this matter.

Mrs. Wolins is desirous of applying for a LIFETIME MORATORIUM, waiving the order of abatement until such time as the owner of the building dies, or the property changes title.

We look forward to a prompt resolution.

Sincerely,

Charlotte H. Huggins

CHH/erk  
Enclosures  
cc: Helen Wolins

(105)





# **SELPA** San Mateo County Special Education Local Plan Area

Mateo County Office of Education • 333 Main Street • Redwood City, CA 94063-1782 • (415) 363-5478 • FAX [415] 363-5436

City and County of San Francisco  
Department of Public Works  
Bureau of Building Inspection  
450 McAllister  
San Francisco, CA 94102

May 13, 1991

To Whom It may Concern:

Helen Wolins, my landlady at 1030 Lake Street, has informed me that recent building code ammendments require that she re-model the current entry doors to the six (6) apartments in this building.

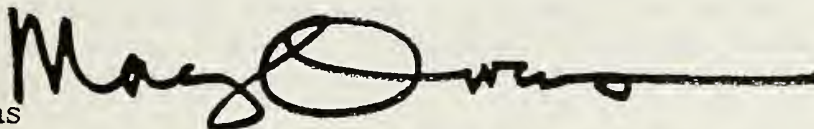
I am writing in support of Helen Wolins' petition for an exemption to these code requirements and to request that we be allowed to retain our doors, "as is."

I have been a resident of this building since 1977. At no time during my residency have I felt that the window panes in the doors were unsafe or left me unprotected, in any way.

This is a small building with longtime residents and little turn-over. The light that comes through the doors and the general atmosphere they create, while never invading privacy, add to our sense of "neighborhhood/building watch" and mutual security. I feel more secure with the doors "as is" than I would with solid doors.

I hope that you will consider this request in your determination. Please feel free to call me [752-6974] if further information would be helpful.

Sincerely,



Mary Owens  
Program Specialist  
San Mateo County Office of Education  
Resident of 1030 Lake Street #5, San Francisco, CA 94118





## CODE ENFORCEMENT DIVISION

DATE: 06/18/93  
PROPERTY ADDRESS:  
1030 LAKE ST  
BLOCK: 1347 LOT: 005  
SEQ: 01 CASE: DAO

HELEN M WOLINS INTER-VIV TR  
% HELEN M WOLINS  
1030 LAKE ST  
SAN FRANCISCO CA

OWNER'S NAME:  
HELEN MARY WOLINS INTER-VIV TR

INSPECTOR: \_\_\_\_\_

94118

DISTRICT: 37A

CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE REGULAR ORDER NO. 162011

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 06/09/93 in accordance with the DPW HEARING ORDER NO. 161298.

The hearing was conducted by a representative of the Director.  
THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

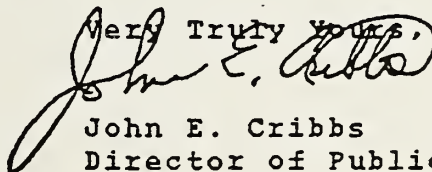
1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 07/06/93.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 06/09/93

Very Truly Yours,  
  
John E. Cribbs  
Director of Public Works







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301  
San Francisco, CA 94102  
558-6168

NOTICE OF AAB/FTB REHEARING

Appellant Wood, Robert E. & Hodge, Stephen  
561 Rainbow Drive  
Address Napa, CA 94558

Appealing AAB/FTB Decision

Property Address 201 Noe Street

Block 3560 Lot 20-C

Appeal No. 6485 S-NC-SEQ DI

Inspector Robert Noelke, CED

Dear Appellant:

Your request for a rehearing of the Decision rendered by the Abatement Appeals Board on August 25, 1993 has been received. Rehearing is set for 1:30 p.m. on September 22, 1993 at Room 282, City Hall, San Francisco, California.

Decision rendered by the Board at that time will be final.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Rehearing is sent to Appellant.





561 Rainbow Drive  
Napa California 94558  
June 7 1993

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board  
1390 Market Street #260  
San Francisco, California 94102

Re: Director's Order	Appeal No. 6458	June 23 1993
Franchise Tax Board Notices	Appeal No. 3350	June 23, 1993
201 Noe St.,		
Block 3560 Lot 20-C,		

Dear Mr. Rains,

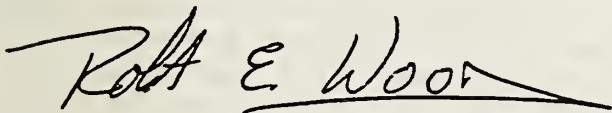
As a Corporate Instructor for United Airlines, I will be in Chicago from June 22 to July 14 teaching. Therefore, it is not possible for me to be in attendance at my scheduled hearing on June 23, 1993. I need to schedule my appointments one month in advance due to my travel schedule.

Because of that fact, and the importance of my attending the hearing to present evidence on my behalf, I respectfully request that you reschedule my hearing to your July or August hearing date.

There will be no problem with my attending your hearing dates on the fourth Wednesday of July or August.

A copy of my hearing notice for the Franchise Tax Board is enclosed for your convenience.

Sincerely,



Robert E. Wood





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

50 McAllister St., Room 301  
San Francisco, CA 94102  
58-6168

NATURE OF APPEAL

- ☒ Director's Order  
☐ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing

NOTICE OF DECISION

- ☒ ABSENT  
☐ PRESENT

Appellant Wood, Robert E. & Hodge, Stephen  
Address 561 Rainbow Drive  
Napa, CA 94558

PROPERTY ADDRESS 201 Noe Street  
BLOCK 3560 LOT 20-C  
HEARING DATE June 23, 1993  
APPEAL NUMBER 6485  
INSPECTOR L. M. Kornfield

ABATEMENT APPEALS BOARD DECISION:

Appellant being absent and not represented, appeal is automatically denied. The case will be referred to the City Attorney for code enforcement.

Neil G. Rains, AIA, Acting Secretary  
Abatement Appeals Board

HEARING: Pursuant to Sec.203(r) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: July 8, 1993

(110)





Please POST AND RETURN DECLARATION TO AAB CLERK.

DEPARTMENT OF PUBLIC WORKS

San Francisco, California

DECLARATION OF POSTING OF ABATEMENT APPEALS BOARD

NOTICE OF HEARING

I, D. Roegner declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of Section (203.1.E) of the San Francisco (Building) Code, I did on the 10<sup>th</sup> day of JUNE, 1993, post a copy of Notice of Hearing of the Abatement Appeals Board, in a conspicuous place on the building, structure or part thereof described in said Complaint, to wit:

201-203 Noe Street  
San Francisco, California

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 6-10-93 at San Francisco, California.

*D. Roegner*





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Wood, Robert E. & Hodge, Stephen  
561 Rainbow Drive  
Napa, CA 94558

Date: June 2, 1993

Nature of Appeal:

- ☒ Director's Order  
☐ Franchise Tax Board Notice==  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 201 Noe Street

BLOCK 3560 LOT 20-C

APPEAL NO. 6485 S-NC-DEQ D10

INSPECTOR L. M. Kornfield

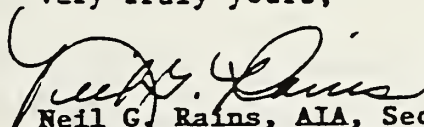
Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on March 3, 1993, will be heard by the Board at 1:30 p.m. on June 23, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant.



APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

ROBERT E WOOD  
STEPHEN S. HODGE  
Appellant

Appeal Number 6485

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 1-6-93.

(2) The affected premises are located at 201/203 N.E. ST, San Francisco. They contain 3 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

WE ARE IN THE PROCESS OF CORRECTING THE DEFICIENCIES OF THIS PROPERTY. WE ARE/HAVE APPLIED FOR A ZONING VARIANCE TO ALLOW A "FLOOR OF OCCUPANCY" TO LEGALIZE THE UNIT.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

WE NEED THE EXTRA TIME GRANTED BY THE APPEALS BOARD TO BRING THIS UNIT TO CODE

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above \_\_\_\_\_.

(6) The official address of the undersigned is:

561 RAINBOW DR

NAPA CA 94558

Tel. No( 707) 252-9582

Date

3/4/93

Robert E. Wood

Signature (Print Name Below)

(7/3) ROBERT E WOOD







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

James & Betty Walsh  
24725 Clayton Rd.  
Grass Valley, CA 95949

Date: September 7, 1993

Nature of Appeal:

- ☒ Director's Order  
☐ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 240 Ocean Av.  
BLOCK 3211 LOT 8-C  
APPEAL NO. 3370 S-NC-DEQ DI  
INSPECTOR Robert Noelke

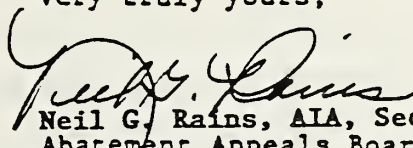
Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on March 15, 1993, will be heard by the Board at 1:30 p.m. on September 22, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant



APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$52.60

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

JAMES & BETTY WALSH

Appellant

Appeal Number 3370

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The affected premises are located at 240 OCEAN AVENUE, San Francisco. They contain EIGHT dwelling units and -0- rooming units.
- (2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

BUILDING CODE ENFORCEMENT - VARIOUS VIOLATIONS

- (3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

BUILDING PLANS ARE BEING PREPARED. MOST OF MINOR VIOLATIONS HAVE BEEN CORRECTED. AT HEARING ON MARCH 10, 1993, 180 DAYS WERE GRANTED TO COMPLETE WORK.

RESPECTFULLY REQUEST THAT A.A.B. GRANT 180 DAYS ABATEMENT TO COORDINATE WITH B.B.I.

(Attach additional sheet(s) if necessary.)

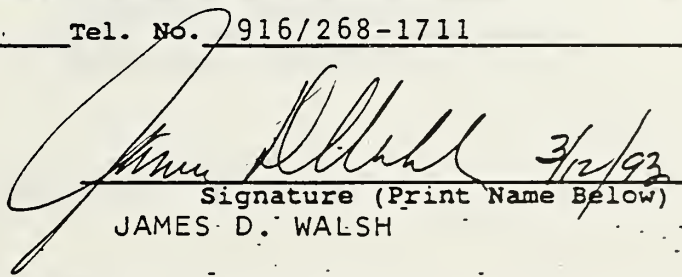
- (4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above \_\_\_\_\_.
- (5) The official address of the undersigned is:

JAMES D. WALSH

24725 CLAYTON ROAD, GRASS VALLEY, CA. 95949

Tel. No. 916/268-1711

Dated: MARCH 12, 1993

  
Signature (Print Name Below)  
JAMES D. WALSH

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Lawrence P & Mollie Costello

50 Santiago St.

San Francisco, CA 94116

Date: September 7, 1993

Nature of Appeal:

- ☒ Director's Order  
☐ Franchise Tax Board Notice--  
☐ Superintendent's Complaint  
    Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 3715 - 17th Street

BLOCK 3580 LOT 071

APPEAL NO. 3371 S-NC-DEQ DA

INSPECTOR Robert Noelke

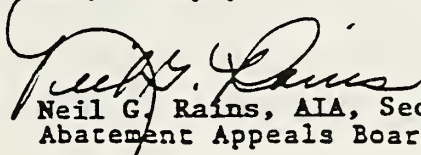
Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on March 19, 1993, will be heard by the Board at 1:30 p.m. on September 22, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Lawrence P. Castello  
Appellant

Appeal Number 3371

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 3715-17<sup>th</sup> Street, San Francisco. They contain 11 dwelling units and        rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

*Request relies so that I may have additional time to complete repairs to bldg. as per code requests.*

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

*Need additional time to complete required work by S.F. Housing Bureau. Weather conditions hindered work being done previously.*

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Lawrence P. Castello

(5) The official address of the undersigned is: Mollie Castello

650 Santiago Street  
San Francisco, CA - 94116

Tel. No. 664-2886

Dated: 3/19/93

Lawrence P. Castello  
Signature (Print Name, Below)  
LAWRENCE P. CASTELLO







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Date: September 7, 1993

Nature of Appeal:

Janice Y. Chow

696 St. Francis Bl.

Daly City, CA 94015

☒

Director's Order

☐

Franchise Tax Board Notice

☐

Superintendent's Complaint  
Waived Hearing

☐

Other \_\_\_\_\_

PROPERTY ADDRESS 1438 - 46th Av.

BLOCK 1808 LOT 040

APPEAL NO. 3372 S-NC-DEQ DC

INSPECTOR Robert Noelke

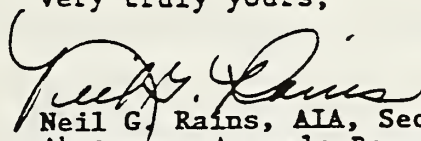
Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on April 5, 1993, will be heard by the Board at 1:30 p.m. on September 22, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,



Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

JANICE HUANG  
Appellant

Appeal Number 3372

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The affected premises are located at 1438-46<sup>th</sup> AVE, San Francisco. They contain \_\_\_\_\_ dwelling units and \_\_\_\_\_ rooming units.
- (2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

- (3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

*I'm doing now. and need ~~more~~ <sup>more</sup> time*

(Attach additional sheet(s) if necessary.)

- (4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above \_\_\_\_\_.
- (5) The official address of the undersigned is:

696 St. Francis Blvd Daly City, Ca  
94015

756-8189

Tel. No. \_\_\_\_\_

759-6477

Dated: \_\_\_\_\_

4-5-93

Janice Huang  
Signature (Print Name Below)





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 101  
San Francisco, CA 94102

NATURE OF APPEAL

☐ Director's Order  
☒ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☐ ABSENT  
☒ PRESENT


NOTICE OF DECISION

Appellant Esther M. Rios  
Address 2917 Barrett Avenue  
Richmond, CA 94804

PROPERTY ADDRESS 284 Niagara Avenue  
BLOCK 6971-B LOT 034  
HEARING DATE July 28, 1993  
APPEAL NUMBER 3355  
INSPECTOR Robert Noelke, Acting Chief

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on September 22, 1993 at 1:30 P.M., City Hall, Room 282.

  
Neil G. Rains, AIA  
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: August 6, 1993

(120)







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Date: July 7, 1993

Nature of Appeal:

Esther M. Rios  
2917 Barrett Av.  
Richmond, CA 94804

- ☐ Director's Order  
☒ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 284 Niagara Avenue

BLOCK 6971-B LOT 034

APPEAL NO. 3355 S-NC-DEQ DC

INSPECTOR Robert Noelke, Acting Chief

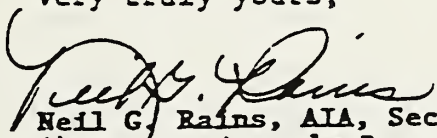
Appellant:

It is to serve notice that your appeal, filed with the Abatement Appeals Board on Feb. 10, 1993, will be heard by the Board at 1:30 p.m. on July 28, 1993 in Room 282, City Hall, San Francisco, CA.

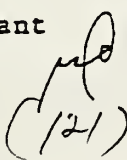
If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

Original Notice of Hearing sent to Appellant





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Esther M. Rios  
Appellant

Appeal Number 3355

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 284 Niagara Ave SF, Ca 94112 San Francisco. They contain one dwelling units and          rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

*On January 15, 1993 I file an application for a building permit (Application # 9300630) I need some more time to meet city planning & other city agency requirements*

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner agent, (state which) of the premises described in Paragraph (2) above         .

(5) The official address of the undersigned is:

Esther M. Rios

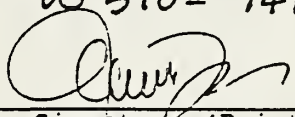
2917 Barrett Ave

Richmond, Ca 94804

Tel. No. h 510-232-4412

W 510-741-6917

Dated: 2/5/93

  
Signature (Print Name Below)

Esther M. Rios





ADDRESS: 284 NIAGARA AVENUE

BLOCK: 6971B LOT: 034  
SEQ: 01 CASE: DCORIOS, ESTHER M.  
2917 BARRETT AVENUE  
RICHMOND, CA 94804OWNER'S NAME:  
RIOS, ESTHER M.ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 161,142

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON DECEMBER 16, 1992 IN ACCORDANCE WITH DPW HEARING ORDER NO. 160,118. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

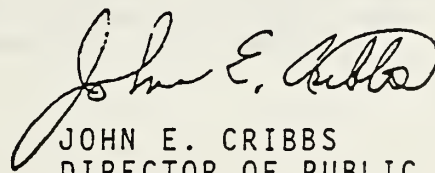
1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 45 DAYS TO FILE FOR A BUILDING PERMIT.
2. 30 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
3. 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JANUARY 12, 1993

FILE (2)  
OWNER  
BBI (3) (1 signed)  
JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS

(123)

APPROVED: DECEMBER 16, 1992







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 101  
San Francisco, CA 94102

NATURE OF APPEAL

☐ Director's Order  
☒ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☐ ABSENT  
☒ PRESENT


NOTICE OF DECISION

Appellant Shawna McGrew  
Address 1522 32nd Avenue  
San Francisco, CA 94122

PROPERTY ADDRESS 2690 45th Avenue  
BLOCK 2452 LOT 013-A  
HEARING DATE August 25, 1993  
APPEAL NUMBER 3360  
INSPECTOR Robert Noelke

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next hearing will be on September 22, 1993.

  
Neil G. Rains, AIA  
Acting Secretary

**REHEARING:** Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: September 9, 1993





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Shawna McGrew

1522 32nd Avenue  
San Francisco, CA 94122

Date: August 5, 1993

Nature of Appeal:

- ☐ Director's Order  
☒ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 2690 45th Avenue

BLOCK 2452 LOT 013-A

APPEAL NO. 3360 S-NC-DEQ DC

INSPECTOR Robert Noelke

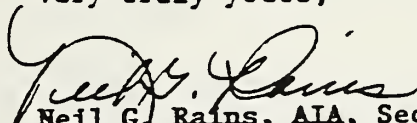
Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on  
February 17, 1993 will be heard by the Board at 1:30 p.m. on August 25, 1993  
Room 282, City Hall, San Francisco, CA.

Further information is desired, please inquire at the Abatement Division of the  
Department of Public Works, 460 McAllister Street, CA 94102. Please bring any  
documents and information that may support your appeal such as contracts, permits,  
Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with  
you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant.





APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Shawna McGrew  
Appellant

Appeal Number 3360

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The affected premises are located at 2690-45th Ave, S.F. Ca, 94116 San Francisco. They contain 1 dwelling units and 0 rooming units.
- (2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).  
2690-45th Ave, S.F. Ca, 94116 is a single family house with storage area in basement. Application permit # 9011641 has been applied for
- (3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).  
1) It is a single family home  
2) There is no illegal unit for rental  
3) application permit has been applied for # 9011641

(Attach additional sheet(s) if necessary.)

- (4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Shawna McGrew - owner
- (5) The official address of the undersigned is:

SHAWNA MCGREW

1522- 32nd Ave S.F. Ca 94122

Tel. No. home 681 3544  
work 753 7098

Dated: 2-10-93

Shawna McGrew  
Signature (Print Name Below)  
SHAWNA MCGREW





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301  
San Francisco, CA 94102  
558-6168

NOTICE OF AAB/FTB REHEARING

Appellant Robert E. Wood & Stephen Hodge  
561 Rainbow Drive  
Address Napa, CA 94558

Appealing ~~AAB~~/FTB Decision

Property Address 201-203 Noe Street

Block 3560 Lot 020-C

Appeal No. 3350 S-NC-SEQ DI

Inspector Robert Noelke, CED

Dear Appellant:

Your request for a rehearing of the Decision rendered by the Abatement Appeals Board on August 25, 1993 has been received. Rehearing is set for 1:30 p.m. on September 22, 1993 at Room 282, City Hall, San Francisco, California.

Decision rendered by the Board at that time will be final.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Rehearing is sent to Appellant.

64



561 Rainbow Drive  
Napa California 94558  
June 7 1993

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board  
1390 Market Street #260  
San Francisco, California 94102

Re: Director's Order  
Franchise Tax Board Notices  
201 Noe St.,  
Block 3560 Lot 20-C,

Appeal No. 6458  
Appeal No. 3350

June 23 1993  
June 23, 1993

Dear Mr. Rains,

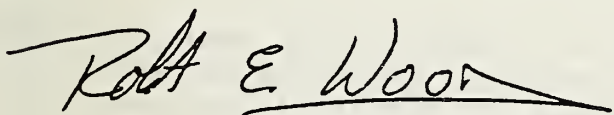
As a Corporate Instructor for United Airlines, I will be in Chicago from June 22 to July 14 teaching. Therefore, it is not possible for me to be in attendance at my scheduled hearing on June 23, 1993. I need to schedule my appointments one month in advance due to my travel schedule.

Because of that fact, and the importance of my attending the hearing to present evidence on my behalf, I respectfully request that you reschedule my hearing to your July or August hearing date.

There will be no problem with my attending your hearing dates on the fourth Wednesday of July or August.

A copy of my hearing notice for the Franchise Tax Board is enclosed for your convenience.

Sincerely,



Robert E. Wood

(128)  
(A)







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301  
San Francisco, CA 94102  
558-6168

NATURE OF APPEAL

- ☐ Director's Order  
☒ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing

NOTICE OF DECISION

- ☒ ABSENT  
☐ PRESENT

Appellant Robert E. Wood & Stephen Hodge  
Address 561 Rainbow Dr.  
Napa, CA 94558

PROPERTY ADDRESS 201-203 Noe Street  
BLOCK 3560 LOT 020/C  
HEARING DATE June 23, 1993  
APPEAL NUMBER 3350  
INSPECTOR Robert Noelke

ABATEMENT APPEALS BOARD DECISION:

Appellant being absent and not represented, appeal is automatically denied.  
Notice of noncompliance will be referred to the Franchise Tax Board.

Neil G. Rains, AIA, Acting Secretary  
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(r) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: July 8, 1993

(129)





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Date: June 2, 1993

Nature of Appeal:

Robert E & Hodge Stephen Wood  
561 Rainbow Dr.  
Napa, CA 94558

- ☐ Director's Order  
☒ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 201-203 Noe Street

BLOCK 3560 LOT 020/C

APPEAL NO. 3350 S-NC-DEQ DIO

INSPECTOR \_\_\_\_\_

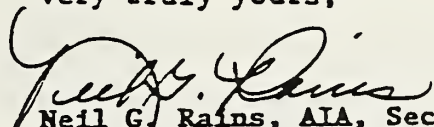
Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on  
Feb. 5, 1993, will be heard by the Board at 1:30 p.m. on June 23, 1993  
Room 282, City Hall, San Francisco, CA.

Further information is desired, please inquire at the Abatement Division of the  
Department of Public Works, Room 301, 450 McAllister Street. Please bring any  
documents and information that may support your appeal such as contracts, permits,  
etc. Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with  
you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant.



(130)





APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
90 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

R Robert E. Wood & Stephen Hodge  
Appellant

Robe  
Appeal Number 3350

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The affected premises are located at 201 & 203 Noe Street, San Francisco. They contain \_\_\_\_\_ dwelling units and \_\_\_\_\_ rooming units.

~~The first feature I'd like to show you,~~

- (2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

WE ARE IN THE PROCESS OF CORRECTING THE DEFICIENT AREAS OF THIS PROPERTY. WE ARE APPLYING FOR A ZONING VARIANCE TO ALLOW FOR A "FLOOR OF OCCUPANCY" TO LEGALIZE THE UNIT IN QUESTION.

- (3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

WE NEED THE REMAINING TIME (MAYBE MORE) GRANTED BY THE ABATEMENT APPEALS BOARD (3 MORE MONTHS) TO BRING THIS UNIT UP TO CODE.

(Attach additional sheet(s) if necessary.)

- (4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above (201 & 203 NOE ST.) OWNER.

- (5) The official address of the undersigned is:

561 RAINBOW DRIVE

NAPA, CALIF. 94558

Tel. No. 707-252-9582

Dated: 2-5-93

Stephen S. Hodge  
Signature (Print Name Below)

(131) STEPHEN S. HODGE

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)



City and County of San Francisco



SAN FRANCISCO, CA RECORDER'S OFFICE  
Bruce Jamison, Recorder

DOC- F274883

SFOC-PUBLIC WORKS

Tuesday, January 19, 1993

01:02:14

TOTAL ->

REEL F797 IMAGE 0645

ADDRESS: 201 NOE STREET

BLOCK: 3560 LOT: 20C

SEQ: 01 CASE: DIO

WOOD, ROBERT E. & HODGE, STEPHEN  
561 RAINBOW DRIVE  
NAPA, CA 94558

OWNER'S NAME:

WOOD, ROBERT E. & HODGE, STEPHEN

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 161,220

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON JANUARY 6, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO. 160,132. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 60 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
2. 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JANUARY 28, 1993

FILE (2)  
OWNER  
B3I (3) (1 signed)

(132-F)

JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS





CCT 22 1993

SAN FRANCISCO  
PUBLIC LIBRARY

Public Works

CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS  
MINUTES OF HEARING NO. 367  
September 22, 1993  
Room 282, City Hall at 1:30 P.M.

BOARD MEMBERS PRESENT

William M. Abend, President  
Kenneth Bohegian  
Carl H. Ernst  
Harry Jamerson

DEPARTMENT REPRESENTATIVES

Neil G. Rains, A.I.A. - Acting Secretary of AAB  
Robert Noelke - Housing Inspector

ABATEMENT APPEALS:

#6494      185 Sickles Avenue  
William L. Jeong  
(Present)

DECISION:    The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within sixty (60) days. The case will be referred to the City Attorney if all required work is not done by November 22, 1993.

#6495      1030 Kearny Street  
Kwock Kent Hom

DECISION:    Case was withdrawn by Appellant.

#6496      4314-4318 California St.  
Bruno Richard Trustee  
c/o Don de Fraga  
(Absent)

DECISION:    Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

#6497      129 Britton Street  
Raymond Grinsell  
(Present)

DECISION:    The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within one hundred eighty (180) days. The case will be referred to the City Attorney if all required work is not done by March 22, 1994.





Abatement Appeal Board & Franchise Tax Hearings  
Minutes of Hearing No. 368  
September 22, 1993  
Page 2 of 4

#6498        310 Turk Street  
             Lillie Jun  
             (Present)

DECISION:    The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within sixty (60) days. The case will be referred to the City Attorney if all required work is not done by November 22, 1993.

#6499        2551 Mission Street  
             Erwin G. & Margaret S. Swett  
             (Present)

DECISION:    The appeal is denied. (Member of the Board, Mr. Kenneth Bohegian, abstained.) Case will be referred to the City Attorney's Office for code enforcement.

#6500        154 Farallones Street  
             Irene Ionin  
             (Present)

DECISION:    The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within one hundred eighty (180) days. The case will be referred to the City Attorney if all required work is not done by March 22, 1994.

ABATEMENT APPEALS CONTINUED HEARINGS:

#6489        2614 Buchanan Street  
             John C. Adams  
             c/o Janis Platt  
             (Absent)

DECISION:    Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

#6490        55 Osgood Place  
             Richard B. Simkalo  
             c/o Atty. Ansel D. Kinney  
             (Present)

DECISION:    Hold further code enforcement action pending Court's decision.



Abatement Appeal Board & Franchise Tax Hearings  
Minutes of Hearing No. 368  
September 22, 1993  
Page 3 of 4

#6492      1030 Lake Street  
Helen Wolins  
c/o Charlotte H. Huggins  
(Present)

DECISION:    The case is continued for thirty (30) days. The next hearing will be on October 27, 1993.

ABATEMENT APPEALS FOR REHEARING:

#6485      201 Noe Street  
Robert E. Wood  
(Present)

DECISION:    The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within one hundred twenty (120) days. The case will be referred to the City Attorney if all required work is not done by January 21, 1994.

Franchise Tax Board Hearings:

#3370      240 Ocean Avenue  
James D. Walsh  
c/o Neil Hartnett & Jerrold G. Kaufman  
(Present)

DECISION:    The case is continued for sixty (60) days. The next hearing will be on November 24, 1993.

#3371      3715 17th Street  
Lawrence P. Costello  
(Absent)

DECISION:    Appellant being absent and not represented, appeal is automatically denied. Notice of NonCompliance will be referred to the Franchise Tax Board.

#3372      1438 46th Avenue  
Janice Huang  
(Absent)

DECISION:    Appellant being absent and not represented, appeal is automatically denied. Notice of NonCompliance will be referred to the Franchise Tax Board.





FRANCHISE TAX BOARD CONTINUED HEARINGS:

#3355      284 Niagara Avenue  
Esther M. Rios  
(Present)

DECISION:    The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within sixty (60) days. Franchise Tax Board will be notified if all required work is not done by November 22, 1993.

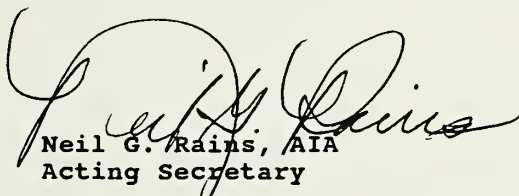
#3360      2690 46th Avenue  
Shawna McGrew  
(Present)

DECISION:    The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within thirty (30) days. Franchise Tax Board will be notified if all required is not done by October 23, 1993.

FRANCHISE TAX BOARD REHEARING:

#6485      201- 203 Noe Street  
Stephen Hodge  
(Present)

DECISION:    The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within one hundred twenty (120) days. Franchise Tax Board will be notified if all required work is not done by January 21, 1994.

  
Neil G. Rains, AIA  
Acting Secretary

RN:ml

*A17*

cc:    AAB Members  
      BBI Hearing Officer  
      Secretary, AAB  
      City Attorney  
      City Planning  
      Superintendent, BBI  
      Assistant Superintendent, C.I. Program, BBI  
      Public Library, c/o Jerry Roth  
      CED Record Clerk  
      Board of Permit Appeals, City Hall, Rm. 159-A  
      San Francisco Fire Department  
      San Francisco Public Health Dep't., Rm. 217  
      File







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS  
AGENDA OF HEARING NO. 369  
October 27, 1993  
Room 282, City Hall at 1:30 P.M.

ABATEMENT APPEALS BOARD MEMBERS

William M. Abend, President  
Kenneth Bohegian  
Carl H. Ernst  
Harry Jamerson  
Shirley C. Yawitz

DEPARTMENT REPRESENTATIVES

Neil G. Rains, Acting Secretary of AAB  
Robert Noelke, Housing Inspector, CED

<u>Item No.</u>	<u>Page No.</u>	<u>Case No.</u>	<u>Property Address</u>
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ABATEMENT APPEALS:

1.	1 - 36	6509	<u>865 Market Street</u> U. S. Power San Francisco, Inc. c/o Paul Wallace
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ABATEMENT APPEALS CONTINUED HEARINGS:

2.	37 - 49	6492	<u>1030 Lake Street</u> Helen M. Wolins c/o Charlotte H. Huggins
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FRANCHISE TAX BOARD HEARINGS:

3.	50 - 56	3373	<u>367 Arquello Bl</u> Lee Barbara & Eng Albert Tr c/o Richard Lee
4.	57 - 61	3374	<u>590-594-598 Valencia St.</u> Jun R. Hatoyama
5.	62 - 65	3375	<u>3957 23rd Street</u> Lois H. Hirsch
6.	66 - 71	3378	<u>1310 Turk Street</u> Chan S. W. & Bianne c/o Aaron Sinel
7.	72 - 73	3379	<u>1349 3rd Avenue</u> Katsumi J & Yasuko Shintaku c/o Jeffrey Margulies, Esq.
8.	74 - 75	3380	<u>165-171 Albion Street</u> Adan P & Ana M Ramirez





9.	76 - 77	3381	<u>14 Roemer Way</u> Josefa R. Carroll
10.	78 - 79	3382	<u>1459 Clayton Street</u> Miller Family Trust c/o Jeffrey Margulies, Esq.

FRANCHISE TAX BOARD CONTINUED HEARINGS:

11.	80 - 83F	3363	<u>1255 16th Avenue</u> Alfredo & Engracia Lagman c/o Richard M. Grabstein, Esq.
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NOTE: FTB Case No. 3376 heard May 26, 1993  
FTB Case No. 3377 was abated.

E-n-d.

/ml

cc: AAB Members  
Superintendent, BBI  
Assistant Superintendent, HID, BBI  
Assistant Superintendent, C.I. Program, BBI  
Secretary, AAB  
BBI Hearing Officer  
City Attorney  
City Planning  
Public Library, c/o Jerry Roth  
CED Record Clerk  
File (2 copies)  
Agenda Only:  
Board of Permit Appeals, City Hall, Rm. 159A  
SF Fire Department  
SF Public Health Dep't. - Rm. 217  
Posting Copy at City Hall





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Mr. Paul Wallace  
U. S. Power San Francisco Inc.  
865 Market street, Box A  
San Francisco, CA 94103

Date: October 13, 1993

Nature of Appeal:

- ☒ Director's Order  
☐ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 865 Market Street

BLOCK 3705 LOT 042

APPEAL NO. 6509 S-NC-DEQ \_\_\_\_\_

INSPECTOR Robert Noelke, CED

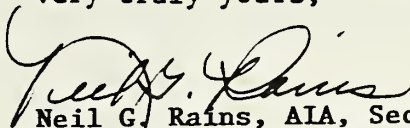
Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on  
Oct. 13, 1993, will be heard by the Board at 1:30 p.m. on October 27, 1993  
Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the  
Department of Public Works, 460 McAllister Street, CA 94102. Please bring any  
documents and information that may support your appeal such as contracts, permits,  
etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with  
you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant.





APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
100 Market St, Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

SAN FRANCISCO SHOPPING CENTRE  
Appellant

Appeal Number 6509

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 08/25/93.
- (2) The affected premises are located at 865 Market Street, San Francisco. They contain 0 dwelling units and 0 rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

See Attachment I.

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

See Attachment II.

(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the owner/agent (state which) of the premises described in Paragraph (2) above 865 Market St. San Francisco, CA 94103
- (6) The official address of the undersigned is:  
U.S. Power San Francisco Inc.

865 Market St. Box A

San Francisco, CA 94103

Tel. No. (415) 512-6776

Date Sept. 24th, 1993



Signature (Print Name Below)

Mr. Paul Wallace (General Manager)



## ATTACHMENT I

### Item (3) Directors Order

- (3) On Wednesday, Sept. 8th, 1993, our appeal for an accessible path of travel at the building's Fifth Street Entrance through the Kenneth Cole Shoe Store was denied by the Handicapped Access Appeals Board. Our appeal for the elevator at Max's Cafe was continued to the next Appeals Board hearing, October 13th, 1993.

Since the Fifth Street appeal was denied, we have been diligently working with our architects, structural engineers, construction contractors and the Department of Public Works - Bureau of Building Inspection to resolve the handicap accessibility issue and construct a lift that would comply with existing codes and California's Accessibility Regulations Final Draft, dated April 14th, 1993.

Prior to the construction of San Francisco Shopping Centre, the original landlord (The Gordon Company) and their architects (Whisler Patri) were told by the Bureau of Building Inspection and per existing codes at the time that the Centre's primary entrance on Market Street shall be accessible to the physically disabled. The building was constructed per all existing codes and a Certificate for Final Completion and Occupancy was issued by John H. Lee, Building Inspector on May 8th, 1990. (As per permit Application Number 8612889).

Since this time, we have been told by the Bureau of Building Inspection that San Francisco Building Code states:

- (a) Primary Entrance shall mean any entrance to a facility which has a substantial flow of pedestrian traffic to any specific major function of the facility.

In letters dated April 24th, 1990 and May 16th, 1990 (see attached) it is evident that Bernie Block of Whisler Patri, Richard Skaff - Disability Coordinator, and The Bureau of Building Inspection Superintendent Laurence Litchfield had a meeting on May 4th, 1990, in Mr. Litchfields office. This was just prior to the May 8th, 1990 issuance of the Certificate of Final Completion and Occupancy. The May 16th, 1990 letter states a conditional agreement was made to secure the Certificate of Final Completion. It was mutually agreed that the Kenneth Cole handicap lift would be available to be used by the disabled during all hours that San Francisco Shopping Centre is open.



Attachment I (Cont'd).

On August 17th, 1993, in a letter to Paul Wallace from Blaine Brassfield of the Bureau of Building Inspection, who is an Assistant Superintendent for L.L. Litchfield, it states the following in paragraph 2:

"Item No. 4 involves the lack of access at the primary entrance to the building on Fifth Street. The existing path of travel through Kenneth Cole does not meet the access requirements of Section 3301(f)1 or Section 417(s) of Title 24".

Since Mr. Brassfield's letter of August 17th, 1993 and the Handicapped Access Appeals Board Hearing of Sept. 8th, 1993 (at which the lift in Kenneth Cole was denied), we have been working diligently towards a suitable solution for disabled access at our Fifth Street entrance.

The only physical, structural and financially justifiable solution is to install a special access "Wheelchair" lift within the Common Area of the Centre at the Fifth Street Entrance.

Per San Francisco Building Code page 3301, subsection (h) Entrances, EXCEPTION 1:

1. In existing buildings where the Bureau of Building Inspection determines that compliance with the building standards of this subsection would create an unreasonable hardship, an exception shall be granted when equivalent facilitation is provided.

Equivalent facilitation would require at least one entrance to be accessible to and usable by physically handicapped persons/people with physical disabilities.

Therefore, our situation by definition is an Unreasonable Hardship for the following reasons. (Items listed 1-5 are as per Section 422(C) of the San Francisco Building Code, titled Unreasonable Hardship):

1. The cost for providing an alternative means of access through the Fifth Street Entrance other than a handicap lift would be prohibitive:
  - (a) A two stop elevator would cost between \$353,000 and \$380,000 to purchase and install. Please refer to attached itemized budgets.





Attachment I (Cont'd).

- (b) A Wheel Chair Ramp within the Fifth Street Entrance would cost approximately \$345,000 to \$395,000 to purchase and install. Please refer to attached itemized budgets.

Both options (a) and (b) above, are for the supply and installation of equipment and do not take into consideration other costs as outlined in (3) below.

2. The Landlord currently has (4) four signed leases for which tenant remodeling will be required. It is expected that the approximate cost of such tenant remodeling will be between \$400,000 to \$500,000.
3. The impact of proposed improvements on financial feasibility of the project would be severe. Per Cygna, our structural engineers, a 2 stop elevator or ramp at the Fifth Street Entrance would mean closing the entrance for a period of time to complete the work. Please refer to attached letter dated September 21st, 1993 from Charles Beauvoir of Cygna.

If we are forced to close the Fifth Street Entrance for construction, we will be faced with the following scenarios:

- (a) Potential litigation by Nordstrom for:

1. Loss of business
2. No access from Fifth Street
3. No egress to Fifth Street

Further litigation by Nordstrom could be based on an unusable Fifth Street entrance which would greatly inconvenience patrons who use the -

4. Valet parking service
5. Shuttle service
6. Taxi drop-off and pick up
7. Tour bus drop-off and pick up.

- (b) Potential litigation by tenants for lost business.

- (c) Some tenants may terminate their leases. All leases were signed on the basis of unrestricted access from all entrances during trading hours.

- (d) Exiting/Entering restrictions from/to the Centre - resulting in difficulties and possible restrictions from the Fire Department. The Fire Department have indicated that they do not want existing widths reduced or eliminated for any period of time.



Attachment I (Cont'd).

(e) A ramp or elevator would greatly effect the visibility of or operation of the stores and/or entrances to space numbers: C18, C20, C22, 124, 126, 130, 136, 138 and 139. Please refer to attached lease plans which outline affected spaces.

4. The facility in question is a multiple entry building with all other entrances accessible to the disabled.

By installing a special Access "Wheelchair" lift at the Fifth Street Entrance, we will be providing equivalent facilitation for disabled access. (See paragraph on Equivalent Facilitation).

5. The original permit application for the facility was filed in 1983. It was, however amended in 1986 to reduce the overall height of the structure and bring it in line with other buildings in the surrounding area.

The facility was constructed to the highest standards and applicable codes and received its Certificate of Final Completion and Occupancy in May of 1990. It is the Centre's intention to maximize sales and accommodate its patrons to the best of its ability.

As an example of the Centre's willingness to support the disabled community, we have hosted a number of events within the Mall in conjunction with United Cerebral Palsy Association of San Francisco. United Cerebral Palsy Associates of San Francisco has complemented the Centre's accessibility and in fact recommends the Centre as a venue for its association members and affiliates. Please refer to attached letter dated August 6th, 1993.

We believe, based upon the above points 1 thru 5, there are sufficient grounds for unreasonable hardship and we qualify for equivalent facilitation.

Equivalent Facilitation

Equivalent facilitation for the 28 inch level change will be provided by the installation of a special Access (Wheelchair) lift. The lift will comply with all regular and special requirements of the State of California, Dept. of Industrial Relations, Division of Occupational Safety and Health.





Attachment I (Cont'd).

In addition, the owner will maintain the lift on a monthly basis, have a maintenance contract for scheduled maintenance as specified by the manufacturer and perform daily checks that the equipment is functioning correctly. The proposed lift, as outlined in Drawing A-1 attached is Model No. BC-42, manufactured by The National Wheel-o-vater Co., Inc.

It provides operating controls, safety devices, switches alarms, signaling devices and signage as required to meet ADA requirements and local codes. It provides maximum independence for persons with physical disabilities. .



## ATTACHMENT II

### Item (4) Directors Order

(4) San Francisco Shopping Centre is hereby requesting a 120 day extension of time to complete and comply with an acceptable solution to the path of travel at the Centre's Fifth Street entrance for the following reasons:

1. Today, 09/24/93, we are submitting plans for permit, to the Bureau of Building Inspection, to install a special access (wheelchair) lift within the Centre's Common Area at the Fifth Street Entrance. The lift will comply with all current codes and those codes outlined in California's Accessibility Regulations Final Draft, dated April 14th, 1993.
2. If the permit is accepted by the Bureau of Building Inspection, we will then hire a reputable licensed contractor who will order the equipment immediately and commence construction.

The equipment will be purchased through McDonald Elevator Company who told us that a lift will take (6) six weeks for delivery on site. Demolition and order of equipment will take place immediately upon receipt of Building permit.

3. After lengthy conversations and meetings with our architects, structural engineers, contractor and Bureau of Building Inspection officials, it was mutually agreed that the scope of work could not be completed within the 60 day time frame.

In conclusion, we feel the 60 day Order of Abatement is impossible to accomplish, and therefore, we request the time frame to be modified and extended to 180 days. We feel our request is valid and mutually agreeable with the Bureau of Building Inspection.



LETTER OF TRANSMITTAL

If you do not receive all enclosures as described, please advise Whistler-Patri immediately.

DATE: August 26, 1993  
PROJECT NAME: SFC - A.D.A.  
PROJECT NUMBER: 1787.00  
ATTENTION: Bob Cady, Rob Canepa  
REGARDING: Ken Cole Access  
COPY TO: A.1 / A.3

TO: Fax # 512-6770  
SF Shopping Centre  
805 Market St. SF

VIA: ☒ Facsimile (FAX) No. of Sheets 7  
☐ Messenger  
☐ Federal Express  
☐ Overnight Delivery  
☐ Other

WE ARE SENDING YOU THE FOLLOWING ITEMS:  
☐ Attached  
☐ Under Separate Cover  
☐ Shop Drawings  
☐ Samples  
☐ Change Order  
☐ Prints  
☐ Specifications  
☐ Other (Please Specify):

cc: Dennis Potts / L.A.  
Piero Patri / S.F.  
☐ Plans  
☐ Copy Of Letter

COPIES:	DATE:	NUMBER:	DESCRIPTION:
1	4/27/90		Transmittal to R Staff @ SFBBI
1	4/24/90		Re: letter from SFC to Litchfield
1	5/16/90		Letter from SFC to Litchfield serving as written confirmation of K. Cole agreement
+stephes			letter to Chartwell Constr firm W-P confirming SFBBI conditional agreement of K. Cole access.

THESE ARE TRANSMITTED as checked below:

- ☐ For Your Approval  
☐ For Your Use  
☐ As Requested  
☒ For Review And Comment  
☐ For Bids Due
- ☐ Approved As Submitted  
☐ Approved As Noted  
☐ Returned For Corrections  
☐ Other
- ☐ Resubmit  
☐ Submit  
☐ Return  
☐ Prints Returned After Loan To Us
- ☐ Copies For Approval  
☐ Copies For Distribution  
☐ Corrected Prints

COMMENTS:

Please let me know if you think this is enough info. I am continuing to search our files for more correspondence.

Karin Pfluger

(9)

Sender

@ 512-2679 x4491





## LETTER OF TRANSMITTAL

If you do not receive all enclosures as described, please advise Whisler-Patri immediately.

DATE: 4/27/90 ATTENTION: Richard Skaff  
 PROJECT NAME: S.F. Centre REGARDING: Over letter  
 PROJECT NUMBER: 00739.21/0.3.4 COPY TO:

TO: Bureau of Bldg. Insp. VIA: ☒ Facsimile (FAX) No. of Sheets \_\_\_\_\_  
 1390 Market St. Mezz #250 ☐ Messenger  
 San Francisco Ca. 94102 ☐ Mail  
☐ Federal Express  
☐ Overnight Delivery  
☐ Other

## WE ARE SENDING YOU THE FOLLOWING ITEMS:

- ☒ Attached ☐ Under Separate Cover  
☐ Shop Drawings ☐ Prints ☐ Plans  
☐ Samples ☐ Specifications ☒ Copy Of Letter  
☐ Change Order ☐ Other (Please Specify):

COPIES:	DATE:	NUMBER:	DESCRIPTION:
1	4/24		Letter from Sheldon Gordon

## THESE ARE TRANSMITTED as checked below:

- ☐ For Your Approval ☐ Approved As Submitted ☐ Resubmit \_\_\_\_\_ Copies For Approval  
☐ For Your Use ☐ Approved As Noted ☐ Submit \_\_\_\_\_ Copies For Distribution  
☐ As Requested ☐ Returned For Corrections ☐ Return \_\_\_\_\_ Corrected Prints  
☐ For Review And Comment ☐ Other \_\_\_\_\_  
☐ For Bids Due ☐ Prints Returned After Loan To Us

## COMMENTS:

Hope this is legible. Sent originally to Larry Litchfield because he said he had a meeting with you. If that is acceptable, I will notify Gordon & he will send wet signed orig.

*[Signature]*  
 Sender

I will bring info on signs for our Wed. Mtg





April 24, 1990

Mr. Laurence Litchfield  
Superintendent  
San Francisco Bureau of Building Inspection  
450 McAllister  
San Francisco, CA 94102

Re: San Francisco Centre


Dear Mr. Litchfield:

Pursuant to conversations with Bernard Bloch of Whisler-Patri please consider this our written confirmation that the Kenneth-Cole handicap lift is available to be used by the handicapped during all hours that San Francisco Centre is open.

If you should have any questions or require any additional information, please do not hesitate to call at your convenience. I can be reached at 213/828-7800.

Sincerely,

THE GORDON COMPANY

  
Sheldon M. Gordon

SMG/ler

enclosure

cc: Bernard J. Bloch, AIA/Whisler-Patri  
Joseph Mulholland, Chartwell Construction

(11)





25 93 14:07 FROM WHISLER PATRI  
RCB  
file  
**Whisler Patri**

Architecture/Planning/Interior Design  
2 Bryant Street, San Francisco, CA 94105  
P.O. Box 7054, San Francisco, CA 94120-7054  
415/957-0200

May 16, 1990

Mr. Joe Mulholland  
Chartwell Construction  
2175 North California Boulevard, Suite 975  
Walnut Creek, CA 94596

RE: San Francisco Centre  
Certificate of Final Completion  
Whisler-Patri Project Nos. 739.21/D.3.4 and 1232.4/A.1

Dear Joe:

This letter will serve as a reminder as to what is remaining to satisfy the Bureau of Building Inspection, in general, and the Disability Coordinator, Mr. Richard Skaff, in particular, based on my original compromise agreement with Skaff and agreements made at the May 4, 1990, meeting in Mr. Litchfield's office.

As a conditional agreement made to secure the Certificate of Final Completion (CFC), we agreed to furnish two plaque will signs, one to the left of the Fifth Street entrance doors and one to the left of the Kenneth Cole Shop. Each will have arrows and a handicapped symbol. The sign to the left of the Cole Shop is to be a minimum size of 10"x10." The other is to be a minimum size of 8"x8." (It might be preferable to make both the same size: 10"x10.") The sign at the left of the Cole entrance will have a brief message: *DISABLED ACCESS THROUGH ADJACENT SHOP* (or something to that effect). I have enclosed a plan layout and suggested graphics. We think that the signs should be in brass with black incised letters and symbols. Any material is acceptable to Skaff, as long as the colors are contrasting. An additional placard is required at the BART lift location, stating, *LOCATION OF FUTURE HANDICAPPED LIFT. TO BE OPERATIONAL 1990. IN THE INTERIM, PLEASE USE BART STATION H/C ELEVATORS AT EAST END OF PLATFORM.* This placard may be a tripod or wall-mounted. Cardboard is acceptable.

Since we have received the CFC requested, after considerable effort, we strongly suggest that the signs be installed as soon as possible as a show of good faith. While the actual graphics work is not part of our work, we will continue to consult and coordinate the lift installation work as necessary.

Very truly yours,

*Bernard J. Bloch*  
Bernard J. Bloch, AIA  
Director of Quality Assurance

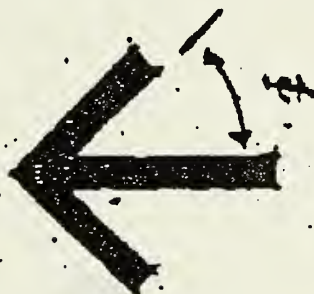
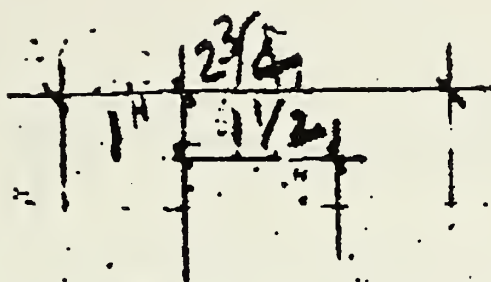
BJB:pad

Enclosure

cc: Sheldon Gordon  
Jim Keegan

(12)





$1\frac{1}{2}$

5"

$1\frac{1}{4}$

$7\frac{3}{4}$

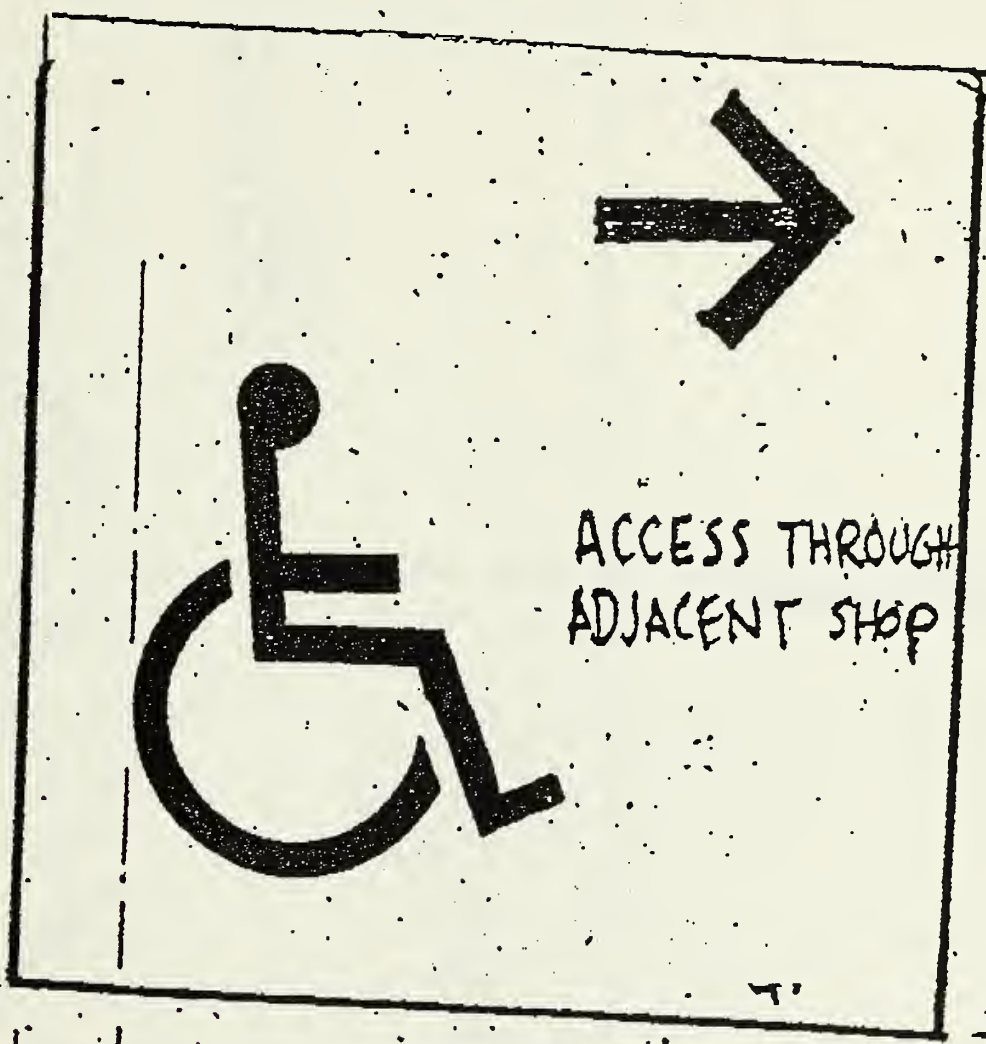
$4\frac{3}{4}$

$4\frac{1}{2}$ "

$1\frac{1}{4}$



10"



ACCESS THROUGH  
ADJACENT SHOP



1 1/2"  
5"  
1 1/4"

1 1/4"

4 1/2"

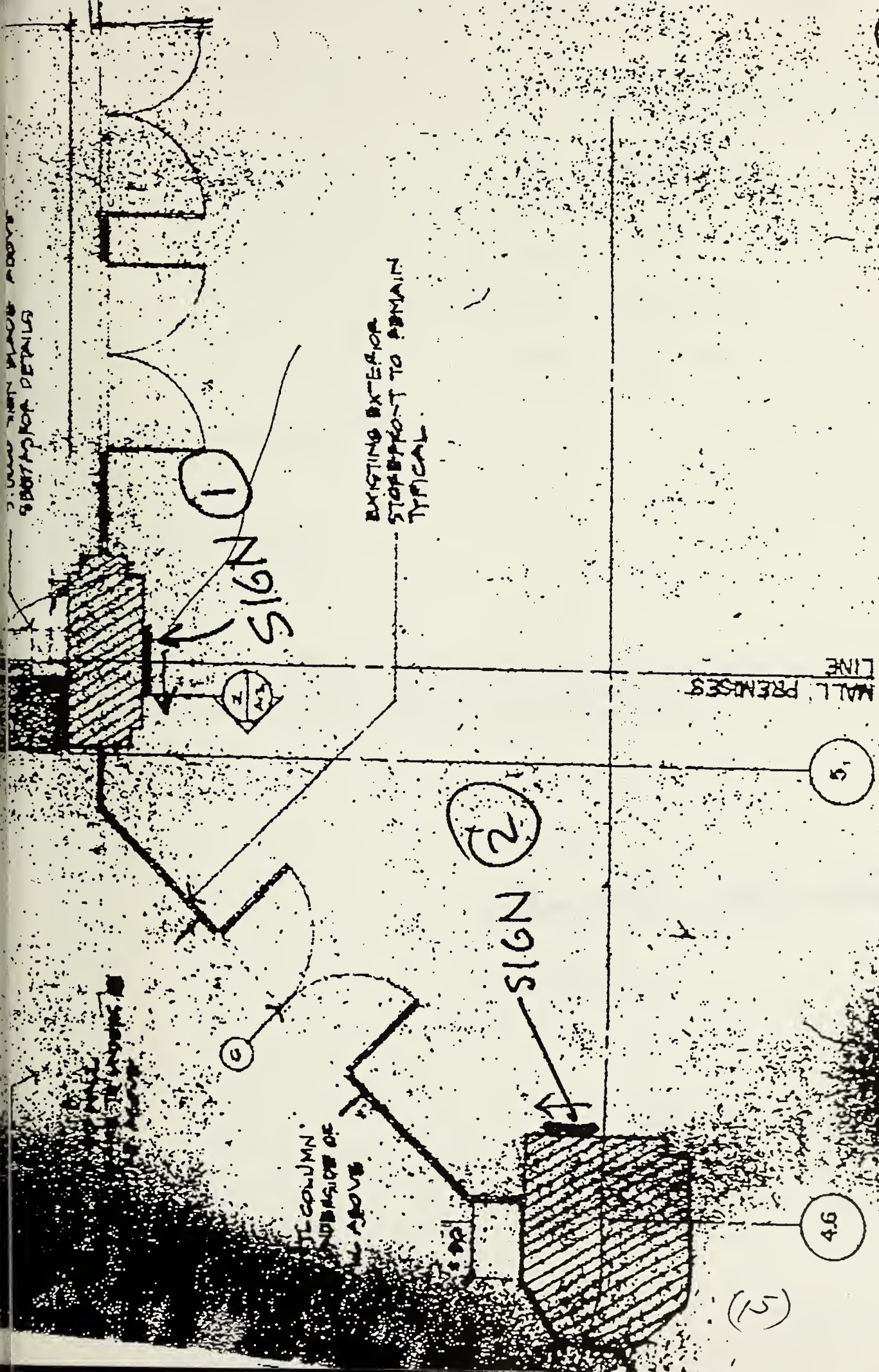
2 Elevation  
Scale: 1/2" = 1'

(14)





SEE OTHER SHEET FOR DETAILS



NOTE: THAT THIS CONFORMS TO SLOPE OF





Date: September 14, 1993

Appeal: 93-40

Application: 08812414

Hearing Date: September 8, 1993

Filing Date August 20, 1993

NOTICE OF DECISION

Mr. Paul Wallace  
U.S. Paver, Inc.  
865 Market Street, Box A  
San Francisco, CA 94103

Dear Appellant:

This will serve notice that your appeal for an accessible path of travel at the building's Fifth's Street entrance has been denied. Your appeal concerning the elevator at Max's Cafe is continued to the next Appeals Board hearing, October 13, 1993.

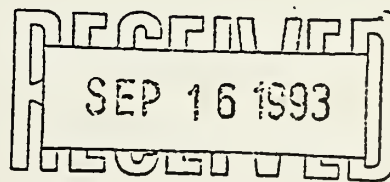
Yours truly

A handwritten signature in black ink, appearing to read "Donald K. Alameida".

Donald Alameida  
Secretary to the Board

DA:yc

HAAB\_006



(15)





August 3, 1993



Office of the Secretary

Notice of Hearing

Address: 865 Market St.  
Application No.: 08812414  
Appeal No.: 93-40  
File Date: Aug. 20, 1993

Mr. Paul Wallace  
U.S. Power Inc.  
865 Market Street, Box A  
San Francisco CA 94103

Dear Appellant:

This will serve notice that your appeal will be heard at 1:30 p.m., on Wednesday, September 8, 1993 in Room 282, City Hall in San Francisco.

If you need additional information, please call Donald R. Alameida at (415) 557-4761 or William Shock at (415) 558-6004. Please bring all substantiating information that may support your appeal.

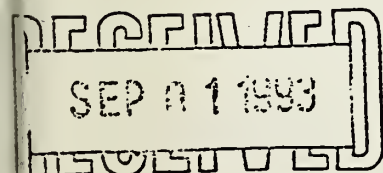
Failure to appear, or be represented, will constitute an automatic denial. You are entitled to appear personally with your witnesses, if any, and you may have counsel of your choice with you.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Donald R. Alameida".

Donald R. Alameida, Architect  
Secretary to the Board

DA:yc  
Ref: DA008



(17)



City and County of San Francisco



Department of Public Works  
Bureau of Building Inspection  
450 McAllister Street  
San Francisco, CA 94102

August 17, 1993

Mr. Paul Wallace  
General Manager  
865 Market Street, Box A  
San Francisco, CA 94103

Re: San Francisco Centre - 865 Market Street

Dear Mr. Wallace:

Thank you for your time spent with us during the walk through of San Francisco Centre on August 10, 1993. The purpose of this walk through was to determine whether progress had been made to correct disabled access deficiencies listed in a letter sent to you on May 26, 1993 from Assistant Superintendent Neil Rains. That letter refers to an inspection on May 17, 1993 which verified the deficient items. After our walk through, it was agreed upon by Neil Rains, Jim Whipple and myself that there were nine items yet to be resolved. They were items 1, 4, 6, 13, 20, 28, 31, 32 and 34.

Item No. 4 involves the lack of access at the primary entrance to the building on 5th Street. The existing path of travel through Kenneth Cole does not meet the access requirements of Section 3301(f)1 or Section 417(s) of Title 24.

Item No. 6 requires the submittal of a special inspection report for all ramp surfaces. Special inspection requirements are described in Section 306 of the San Francisco Buildings Code.

Items 28, 31, 32 and 34 involve the residential elevator in Max's Cafe. In addition, this elevator does not meet the car size dimensions of Section 5103(d.i)4 of Title 24. Furthermore, the path of travel to this elevator does not comply with Section 27626 of the California Uniform Retail Food Facilities Law as it requires passage through a commercial kitchen.

With the exception of the noncomplying path of travel through the kitchen, the above violations may be appealed to the Handicapped Access Appeals Board. To file such an appeal please contact William Schock at 558-6004.

Please be advised that this case was scheduled for a Director's Hearing on August 11, 1993. At that hearing your case was continued to August 25, 1993. This was the next available date on the Director's Hearing schedule following the expiration of a 90 day period specified by Government Code Section 4452. You must have all of the outstanding items completed by that date. Staff can not recommend any extensions of time.

Very truly yours,

L. L. Litchfield, P.E.  
Superintendent, BBI

By:

*Blaine Brassfield*  
Blaine Brassfield  
Assistant Superintendent  
Property Conservation Division

LLL:JBB:JW:hd  
sanfcnttr.hcp

(18)





May 21, 1993

Paul Wallace, General Manager  
San Francisco Shopping Centre  
865 Market Street, Box A  
San Francisco, CA 94103

Re: Letter of Agreement; Disabled Access Issues  
San Francisco Shopping Centre, 865 Market Street

Dear Mr. Wallace:

It was a pleasure meeting you, Robert Cady and Mssrs. Braun and Lima this past Monday morning at the San Francisco Shopping Centre to review first hand the progress you have made in working towards the elimination of some of the disabled access deficiencies which the Bureau of Building Inspection (BBI) has called to your attention.

We understand the importance of having this building in compliance with state access requirements since you are in the process of obtaining permits for remodeling on another floor or floors. As a matter of policy, BBI will not issue new building permits on a site when there are access deficiencies related to paths of travel or sanitary facilities that serve the area of proposed remodeling or serve the site in general.

It is, therefore, our purpose and intent to clearly delineate those work items that are mutually agreed upon as requiring attention; to set a time specific for completing those work items; and to execute this letter of agreement that such work will be accomplished by the dates indicated. In exchange for executing this agreement, BBI is prepared to review current and/or future remodeling plans to this site and to issue building permits for such remodeling work provided that agreed-upon remedial work is undertaken and prosecuted in a continuous and diligent manner.

Reference is made to BBI's letter dated January 22, 1993, signed by Laurence M. Kornfield that details a list of thirty-six items of disabled access deficiencies. It is understood and agreed that required work relative to each item is as follows.

Item 1. Kenneth Cole Stairway. Lacks a handrail on south side of stairs. Either provide handrail or extend floor as display area to reduce stair width.

Item 2. Kenneth Cole Entry Door Panel. Provide a smooth panel around protruding cylinder locks.





- Item 3. Kenneth Cole Door Opening Pressure. Door required a horizontal force of 15# to open. Adjust for a maximum opening force of 8.5#.
- Item 4. Accessible Entry at Kenneth Cole Store. Centre management will continue to monitor and ensure lift is available and accessible during all centre hours of business.
- Item 5. Main Building Elevators. Retrofit at least two elevators (#7 and a Nordstroms Express) with correct control buttons. Provide directional signage to these two elevators from building directories and information booths and identify by H/C logo adjacent to elevators the accessible ones.
- Item 6. Concourse Maintenance of Non Slip Ramps. Provide from the consultant, Smith-Emery, documentation that treatment (Iron Stone Floor Finish) of smooth marble flooring will provide a slip-resistant surface equivalent to a medium salted concrete finish. Additionally, documentation should indicate frequency of application. Also provide a statement from the maintenance subcontractor that the material is being applied in accordance with manufacturers requirements including frequency of application.
- Item 7. Item Approved - Work Completed
- Item 8. Mall Toilets. This item mostly completed. Install plastic protective angles over sharp steel corners.
- Item 9. Item Approved - Work Completed.
- Item 10. Item Approved - Work Completed.
- Item 11. Item Approved - Work Completed.
- Item 12. Max's Cafe - Entry Door. install a transitional flange over door kickplate or relocate cylinder lock to adjacent fixed panel.
- Item 13. Max' Cafe - main Entry Door. Door opening pressure tested 15# -- adjust for maximum opening force of 8.5#.
- Item 14. Item Approved - Work Completed.
- Item 15. Max's Cafe - Stairway to Mezzanine. Height of handrail at westside of stair to be between 30" and 34" above nose of treads to match handrail at east side of stairs.
- Item 16. Item Approved - Work Completed.



May 21, 1993  
865 Market St.  
Page Three of Four

- Item 17. Item Approved - Work Completed.
- Item 18. Item Approved - Work Completed.
- Item 19. Item Approved - Work Completed.
- Item 20. Clearance Under Lavatory. Clearance 8" back is 26-5/8" while required to be 27". Although technically a violation, BBI accepts as adequate and no further work required this item.
- Item 21. Item Approved - Work Completed.
- Item 22. Item Approved - Work Completed.
- Item 23. Max's Cafe Directional Signing to Elevator/Toilets. Lower directional sign at rear entrance and add a sign with H/C logo reading "RESTROOMS" AND "ELEVATOR" at elevator door.
- Item 24. Item Approved - Work Completed.
- Item 25. Item Approved - Work Completed.
- Item 26. Item Approved - Work Completed.
- Item 27. Max's Cafe, Elevator Self-Leveling. Adjust elevator to level within 1/2" of the landing.
- Item 28. Max's Cafe, Control Buttons in Lift/Elevator Car. Some research is needed on definition of "lift" versus "elevator". Generally, though, it is believed that all aspects of this elevator or lift must comply with CAC, Title 24, Part 2, Disabled Access Regulations, including -- but not necessarily limited to -- control buttons, hall lanterns, power assisted doors, buttons on both sides, etc. There may be relief for size of car since it is an existing elevator/lift.
- Item 29. Item Approved - Work Completed.
- Item 30. Item Approved - Work Completed.
- Item 31. Max's Cafe, Car - Hoistway Power - Activated Doors. See Item 28 above.
- Item 32. Max's Cafe, Illuminated Elevator Control Buttons. See Item No. 28 above.
- Item 33. Item Approved - Work Completed.
- Item 34. Max's Cafe, Hall Lanterns. (See Item 28 above.) Will research alternative of interior flashing lights.





Item 35. Item Approved - Work completed.

Item 36. Max's Cafe: Fire Doors at Rear Exit Corridor. Add a sign on rear side of door "This door to remain unlocked during business hours."

It is further agreed that all work items shall be completed and inspected on or before June 15, 1993, excepting that Items 5 and 28 shall be completed by August 1, 1993.


Failure of the owner to perform the agreed upon work and/or failure to pursue the work in a diligent manner may result in abatement action being taken by this office and may further result in the Bureau withholding plan checking services or permits from other remodeling applications.

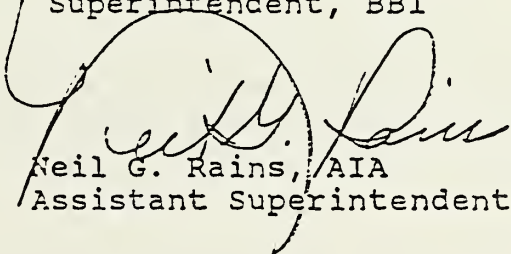
Again, I wish to thank you for your courtesy and cooperation in this matter and do feel free to call me at 558-6095 or the Code Enforcement Division at 554-8742 if we can be of assistance in any way towards helping you to accomplish the above work and bring this important San Francisco business into compliance with minimum state access regulations.

Recognition and acceptance of this agreement is mutually agreed to by the San Francisco Centre and the Bureau of Building Inspection as signified below.

{ ITEMS 28, 31, 32 and 34 SUBMITTED  
TO FURTHER RESEARCH, DEFINITION  
& RESPONSE BY BBI

L. L. Litchfield, PE  
Superintendent, BBI

  
Paul Wallace  
General Manager  
San Francisco Centre

  
Neil G. Rains, AIA  
Assistant Superintendent, BBI

Date: 26<sup>th</sup> May 1993.

Date: 5/26/93

NGR/ml

cc. Richard J. Guggenhime  
L. L. Litchfield  
Dot Y. Yee  
Laurence M. Kornfield  
Microfilm Address File

(22)





January 22, 1993

San Francisco Shopping Centre  
c/o U. S. Power San Francisco, Inc.  
865 Market St., Box A  
San Francisco, CA 94103

Re: 865 Market Street

Dear Sir/Madam:

On December 16, 1992 an inspection was made of the above property in response to a complaint regarding a possible lack of required disabled access features in this building. The inspection revealed the following violations of Title 24, California Administrative Code and the San Francisco Building Code.

Kenneth Cole/5th St. Entrance to Mall

1. The stairway between levels of retail display is lacking handrails, Section 3306(j.1)1, Title 24.
2. The entry door to Kenneth Cole does not provide a 10" high smooth panel on the push side, Section 3304 (i.3), Title 24.
3. The entry door to Kenneth Cole requires more than 8-1/2 lb. of pressure to open, Section 3304(i.2)1, Title 24.
4. The accessible entry at this location is not maintained in an unlocked and accessible manner at all times that the mall is open to the public and/or employees.

Main Building Elevators

5. The elevator control buttons in the car are not raised 1/8" above the surrounding surface, Section 5103 (d.1)4.B, Title 24.

Concourse

6. Provide documentation of maintenance of non-slip ramps at main level.

Wheelchair Lift Between San Francisco Centre and Emporium Store

7. The wheelchair lift is not maintained in working order, Government Code Section 4450, Section 104(d), San Francisco Building Code.



Mall Toilet Rooms (Men's and Ladies Typical)

8. The lavatory counters have sharp and abrasive surfaces underneath, Section 1504 (b), Title 24.
9. The faucet controls do not remain open for 10 seconds, Section 1504(c), Title 24.
10. The hot water pipes under the lavatories are not insulated, Section 2504(b), Title 24.

Concourse Toilet Rooms (Men's and Ladies Typical)

11. The hot water pipes under the lavatories are not insulated, Section 1504(b), Title 24.

Max's Cafe, General

12. The main entry door does not provide a 10" high smooth panel on the push side due to a projecting lock cylinder, Section 3304(i.3), Title 24.
13. The main entry door requires more than 8-1/2 lb. of pressure to open, Section 3304(i.2)1, Title 24.
14. The stairway to the mezzanine does not provide contrasting color stripes which are at least 2" wide, Section 3306(r), Title 24.
15. The stairway to the mezzanine has one handrail which is not mounted between 30" and 34" above the nosings of the treads, Section 3306(j.1)2.A, Title 24.
16. The dining counter on the main floor does not have a section which is lowered for persons with disabilities, Section 611(d)3, Title 24.

Max's Cafe, Toilet Room

17. The toilet room door symbols are not 1/4" thick, Section 511.1(a)6, Title 24.
18. The toilet room door is lacking an "International Symbol of Accessibility", Section 522(b), Title 24.





Max's Cafe, Toilet Room, Cont'd.

19. The grab bar beside the water closet does not extend 24" in front of the fixture, Section 511.1(a)9.A, Title 24.
20. The lavatory does not provide 27" clearance underneath 8" back from the front of the apron, Section 1504(a), Title 24.
21. The toilet room does not provide room for a wheelchair 30" x 48" to enter and permit the door to close, Section 511.1(a)8, Title 24.

Max's Cafe, Mezzanine Elevator

22. The door leading to the elevator does not provide a level and clear area on the swing side which extends 18" beyond the strike edge, Section 3304 (i.1)2.C, Title 24.
23. There is inadequate signage directing the disabled to the toilet room or elevator, Section 522(b)1, Title 24.
24. The elevator is locked and not available for unassisted use, Government Code Section 4450.
25. The elevator is not being maintained in a safe and sanitary condition, Section 104(d), San Francisco Building Code.
26. The threshold at the elevator door is more than 1/2" above the landing, Section 3304(i.1)1, Title 24.
27. The elevator is not self leveling to within 1/2" of the landings, Section 5103(d.1)1, Title 24.
28. The elevator control buttons in the car are not raised 1/8" above the surrounding surface, Section 5103(d.1)4.B, Title 24.
29. The elevator control buttons in the car do not provide Braille symbols under the raised arabic numerals, Section 5103(d.1)4.B, Title 24.
30. The elevator door jambs do not provide arabic and Braille symbols on each side, Section 5103(d.1)8, Title 24.
31. The car and hoistway elevator doors are not power activated, Section 5103(d.1)2, Title 24.



January 22, 1993  
865 Market Street  
Page Four of Four

Max's Cafe, Mezzanine Elevator, Cont'd.

- 32. The elevator control buttons are not illuminated, Section 5103(d.1)4.B, Title 24.
- 33. The elevator control panel does not provide a star symbol next to the exit floor button, Figure 51-B, Title 24.
- 34. The elevator does not provide hall lanterns, Section 5103(d.1)7, Title 24.

Max's Cafe, Maintenance

- 35. Two stairways in the rear exit corridor are lacking handrails, Section 104(d) and Section 3306(i), San Francisco Building Code.
- 36. Fire doors off the rear exit corridor are propped open or not functioning properly, Section 104(d), San Francisco Building Code.

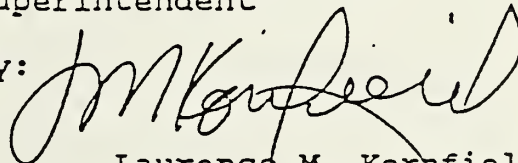
Notices of Violation were issued on December 31, 1992 and January 22, 1993. As mandated by Government Code Section 4452, corrective action on all listed violations must commence no later than ninety (90) days following this Notice of Violation.

Failure to take such necessary action will result in abatement action by this office. For further information or assistance, please contact Building Inspector Jim Whipple at 554-8742 from 8:00 a.m. to 5:00 p.m., Monday through Friday.

Very truly yours,

L. L. Litchfield, PE  
Superintendent

By:



Laurence M. Kornfield  
Chief Building Inspector  
Code Enforcement Division

JW:ml

Enclosures

cc: Robert Cady  
Mae TJoe, BID  
Joe Simmons, SFUSD





September 23, 1993

Mr. Paul Wallace  
c/o U.S. Power San Francisco Inc.  
865 Market Street, Box A  
San Francisco, CA. 94103

Re: 5th Street Entrance

Dear Paul,

We are pleased to provide you with a budget estimate to provide one hydraulic 2 stop elevator as shown on the space plans as prepared by Harrison Architects.

Our scope of work is as follows:

1. Construction barricades, temporary power, construction lighting, finish surface protection. \$ 5,780.

2. Demolition:

A. Remove existing brass and glass rails, marble at the 1st Floor and Concourse Areas. \$ 4,912

B. Saw cut and remove the concrete slab and metal decking at the Entry level and 1st Floor level.

C. Provide structural shoring for the steel structure to accommodate the removal of steel framing members at the mezzanine and 1st floor where the new elevator shaft will be located.

D. Remove the structural steel members at the proposed shaft location. \$ 19,642.

3. Relocate existing MEP elements to accommodate the proposed shaft location.

A. Plumbing lines: At the Tenant space below.

B. Electrical: At the Tenant space below.

C. Fire Sprinklers: At the Tenant space below.

\$ 72,000.

4. Structural Steel:

A. Install new structural steel at the elevator pit, 1st floor framing, and support rails.

(27)



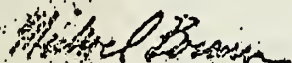
September 23, 1993  
 Mr. Paul Wallace  
 5th Street Entrance  
 Page 2

- B. Concrete at the elevator pit, pour back at the floor openings as required.
- C. Apply spray on fire proofing.
- D. Necessary special inspections. \$ 51,000.
- 5. Elevator Shaft/Equipment Room
  - A. Install Elevator shaft with door frames at the landings.
  - B. Provide for an elevator equipment room at the Concourse Level with a raised structural floor. \$ 28,500.
- 6. Elevator:
  - A. Provide for a two stop holeless hydraulic elevator.
  - B. Electrical power as required.
  - C. Fire protection at the equipment room. \$ 58,400.
- 7. Architectural Finishes: Repair the Architectural Finishes at the 1st Floor and Concourse Level.
  - A. Drywall partitions, ceilings.
  - B. Lighting.
  - C. Wood trim, painting.
  - D. Marble, carpeting. \$ 35,000.
- 8. Architectural, Structural, Electrical and Mechanical Engineering fees. \$ 14,500.
- 10. Plan check and Building Permit Fees. \$ 3,300.
- 11. Progressive clean up, debris removal, safety, tool and equipment rental. \$ 17,337.
- 12. Supervision, layout, telephone, Project Management. \$ 21,672.
- 13. Contractor's Fee. \$ 38,000.

TOTAL BUDGET ESTIMATE \$353,000 TO \$380,000

If you have any questions, please do not hesitate to contact me.

Sincerely,

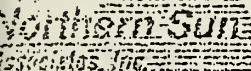


Michael Braun  
 General Manager

(28)





Northern Sun  
Associates, Inc.

General Contractor • Lic. No. 295897 • 415-871-1962 • Fax 415-871-1617

September 20, 1993

Mr. Paul Wallace  
c/o U.S. Power San Francisco Inc.  
865 Market Street, Box A  
San Francisco, CA. 94103

Re: Wheel Chair Ramp at the 5th Street Entrance

Dear Paul,

We are pleased to provide you with a budget estimate to provide a wheel chair ramp at the center of the 5th Street entrance extending into the mall common area.

Our scope of work is as follows:

1. Modify the existing door pulls at 2 ea. entry doors.  
\$ 1,800.00
2. Provide a construction barricade to isolate the work area.  
\$ 3,500
3. Demolition:
  - A. Remove the marble at the existing stairs and slab areas.
  - B. Shore the existing steel.
  - C. Remove the existing finishes at the tenant spaces below the proposed ramp area to facilitate the removal of the existing steel.
  - D. Remove the existing steel.
  - E. Remove the existing MEP elements in conflict with the ramp.  
\$ 82,490
4. Structural
  - A. Install the new steel.
  - B. Install the spray on fire proofing.
  - C. Install the new metal decking and concrete.
  - D. Provide special inspection services.
  - E. Install heavy gauge framing and stucco at the side walls of the ramp.  
\$148,200
5. Finish
  - A. Replace the finishes at the tenant spaces below the proposed ramp.
  - B. Patch the marble.
  - C. Painting.
  - D. Provide a new brass guard rail and hand rail.
  - E. Carpeting at the ramp.  
\$ 52,950
6. Architectural and structural design fees.

(29)





September 20, 1993  
Mr. Paul Wallace  
Wheel Chair Ramp  
Page 2

7. Plan check and Building Permits.	\$ 3,300
8. Supervision and General conditions.	\$ 30,000
9. Contractor's Fee.	\$ 36,000

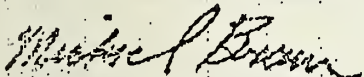
BUDGET ESTIMATE \$245,000 TO \$325,000

#### Notes and Qualifications

1. Please note that this proposed ramp will interfere with pedestrian traffic.
2. Budget estimate is based on performing the work during non-business hours.

If you have any questions, please do not hesitate to contact me.

Sincerely,  
NORTHERN SUN ASSOCIATES, INC.



Michael Braun  
General Manager  
Lic.No. 295897

dm



Northern Sun

Associates, Inc.

General Contractor • Lic. No. 295897 • 415-871-1962 • Fax 415-871-1617

September 24, 1993

Paul Wallace  
 c/o U.S. Power San Francisco Inc.  
 865 Market Street, Box A  
 San Francisco, CA. 94103

Re: H.C. Lift, 5th Street Entrance

Dear Paul,

We are pleased to provide you with a revised budget quotation to furnish and install a new H.C. Lift at the Market Street side of the 5th Street entrance per our job walk and my telephone conversation with Lynn Harrison on September 15, 1993.

Our scope of work is as follows:

1. Painted Construction barricades to isolate the work area.  
\$ 800.
2. Demolition:
  - A. Remove and save the existing rails and guard railing.
  - B. Remove the existing granite and marble.
  - C. Remove the existing concrete slab and deck at the upper landing.
  - D. Saw cut the granite at the existing stairs.  
\$ 2,200
4. Structural steel framing at the modified landing and stair structure, including structural engineering fee.  
Allowance \$550 \$ 4,230
5. Metal stud framing, drywall, and stucco finish at the interior of the opening and The Kenneth Cole Store Front Sill.  
\$ 850.
6. Provide a new standard H.C. Lift with a 3" pit and safety pan switch.  
\$ 9,525.
7. Install granite and marble as required. \$ 5,370
8. Modify the existing brass and glass guard rail and the brass handrail to accommodate the new configuration.  
\$ 5,216.
9. Painting complete. \$ 400.
10. Progressive clean-up, debris removal. \$ 1,700.
11. Supervision, layout, miscellaneous labor, building permit.  
\$ 2,350.

(31)





September 24, 1993  
 Mr. Paul Wallace  
 HC Lift  
 Page 2

12. Contractor's Fee.

\$ 3,570

BUDGET QUOTATION \$35,211.00

If you have any questions, please do not hesitate to contact me.

Sincerely,  
 NORTHERN SUN ASSOCIATES, INC.

*Michael Braun*

Michael Braun  
 General Manager  
 Lic.No. 295897

dm





GROUP, INC.

1800 Harrison Street, 5th Floor, Oakland, CA 94612-3430  
P.O. Box 23210, Oakland, CA 94623-2321

(510) 419-4000  
Facsimile (510) 419-5355

September 21, 1993

Mr. Paul Wallace  
U.S. Power San Francisco  
365 Market Street  
San Francisco, CA 94103

Subject: San Francisco Centre  
Handicap Ramp Retrofit at Ground Floor

Dear Mr. Wallace:

We have reviewed your proposal for a new handicap ramp and elevator at the 5th Street entry of the San Francisco Centre Shopping Mall and have concluded that the resulting cost and disruption due to required structural modifications make both the proposed ramp and elevator impractical.

Constructing the ramp as proposed requires the removal and relocation of a girder which supports a full bay of structure. Reconnection of the structural elements currently supported by the girder will require the addition of custom built columns and braces. An extensive shoring operation will be required to support the affected bay when the girder is removed. Safety of occupants will probably require closure of both the floor in question and the floor below during construction.

The addition of an elevator at the 5th Street entry will require constructing a concrete elevator pit approximately 4 to 5 feet deep, strengthening steel beams supporting the new pit, adding a hydraulic elevator pipe at the center of the elevator which will extend several feet below the new pit. We anticipate the need to reconfigure the tenant space below as the pipe and pit may render areas unusable by the tenant. To maintain a safe construction environment, the tenant will also need to be disrupted during construction.

Please contact me if you have any questions at (510) 419-4182.

Very truly yours,  
Cygna Consulting Engineers

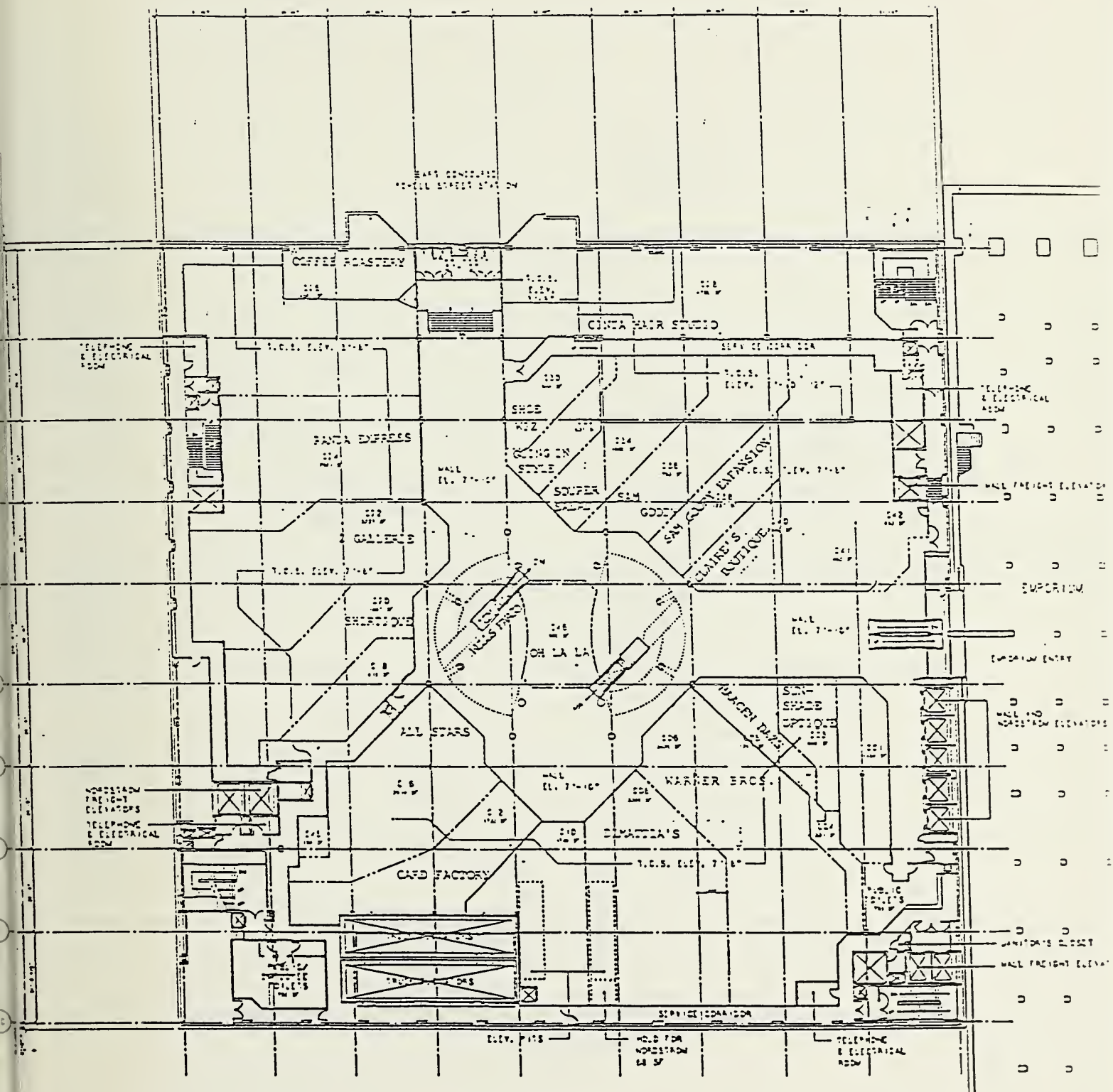
*Charles Beauvoir*  
Charles Beauvoir, S.E.  
Project Manager *by PB*

Beauvoir/Wallace.921

(33)



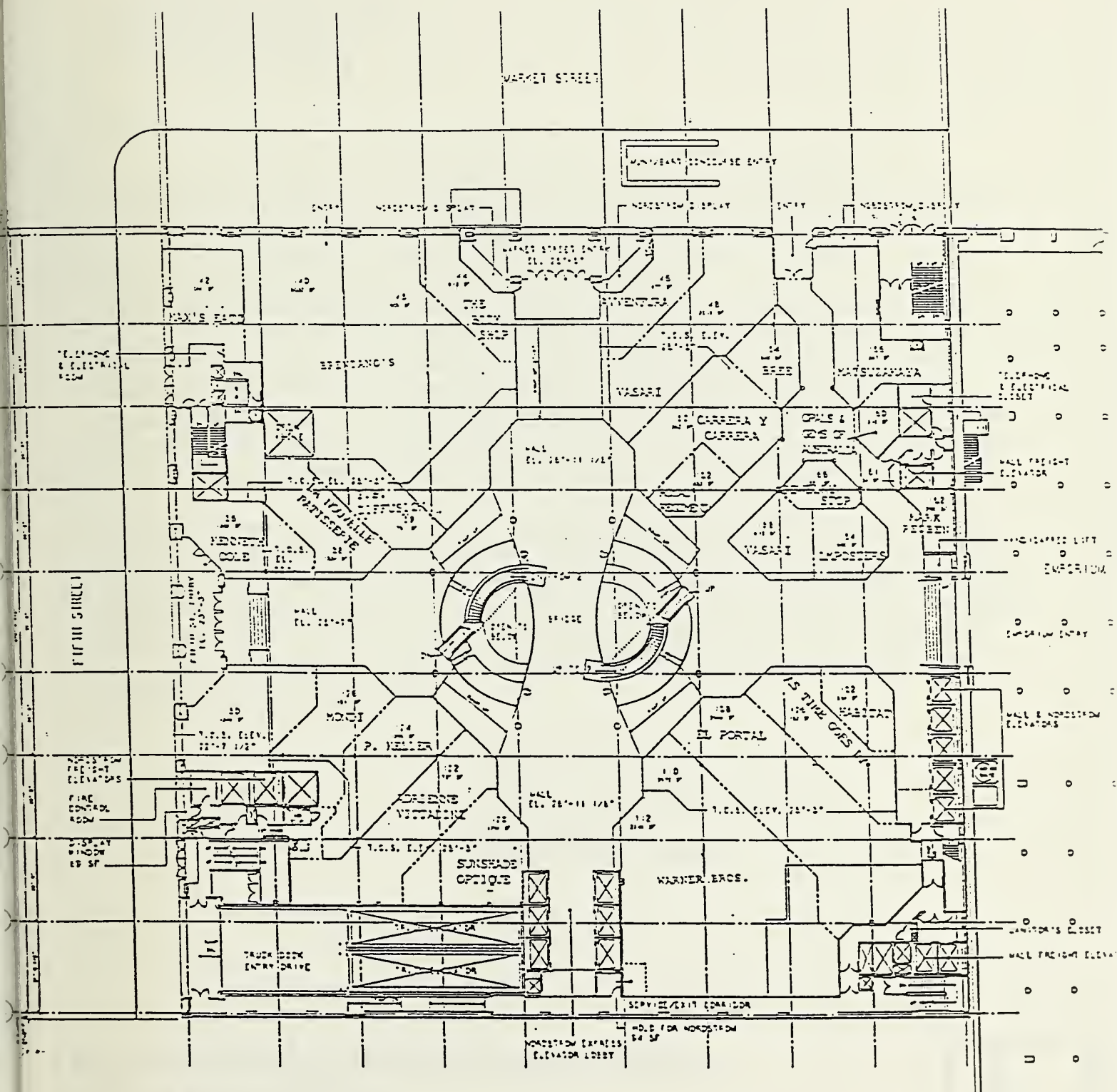
SAN FRANCISCO SHOPPING CENTRE  
CONCOURSE LEVEL







SAN FRANCISCO SHOPPING CENTRE  
STREET LEVEL







August 6, 1993

Sara Bargas  
San Francisco Shopping Centre  
865 Market Street, Box A  
San Francisco, CA 94103

Dear Sara:

On behalf of everyone from United Cerebral Palsy Association of San Francisco who participated in our 1993 Access Survey, I'd like to thank you for opening the S.F. Shopping Centre to our team. I must admit, in coming to the Centre we were already prepared for a very positive experience as we are very familiar with the facility and many of our staff members and consumers with disabilities shop there regularly. It is the policy of UCP/SF not to patronize establishments that do not stringently adhere to Title III provisions of the ADA. We would not have been able to hold our annual Casual Day Reception on the concourse level of the mall, unless we had complete confidence of the accessibility and conformity of the facility. For the past two years we have invited dozens of volunteers, board members, friends and parents and children with disabilities to join us for the party and we never heard anything but positive comments about the space. Additionally, many people leave the party and shop once they realize how accommodating the Centre is to their needs.

During the Access Survey, we were very impressed upon learning that when a store signs a lease to become a tenant of the Centre, it must also sign a document pledging to make all accommodations necessary to conform to the ADA. It is obvious that this policy is enforced rigorously and that the retailers of the Centre have heeded it with great attention to detail and the needs of their disabled clientele. We are indeed grateful to have fostered a relationship with the Centre and proud to endorse the enterprise as shining example of a public space which truly serves all the public.

Yours very truly,

Martha Nissen  
Development Coordinator

**United Cerebral Palsy Association  
of San Francisco**

1435 Market Street, Second Floor  
San Francisco, California 94103  
Telephone: (415) 255-0101, TTY: (415) 255-1047

A United Way Agency

(36)









CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301  
San Francisco, CA 94102  
558-6168

NATURE OF APPEAL

- ☒ Director's Order  
☐ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing

NOTICE OF DECISION

- ☐ ABSENT  
☐ PRESENT


Appellant Helen M. Wolins Inter-Viv Tr  
Address c/o Helen M. Wolins  
1030 Lake Street  
San Francisco, CA 94118

PROPERTY ADDRESS 1030 Lake Street  
BLOCK 1347 LOT 005  
HEARING DATE September 22, 1993  
APPEAL NUMBER 6492  
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next Hearing will  
be on october 27, 1993.

cc: Charlotte H. Huggins, Esq.  
60 E. Sir Francis Drake Bl., Ste. 207  
Larkspur, CA 94939

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(c) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: October 20, 1993





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

NATURE OF APPEAL

450 McAllister St., Room 101  
San Francisco, CA 94102

☒ Director's Order  
☐ Franchise Tax Board  
☐ Superintendent's Complaint  
Waived Hearing

☐ ABSENT  
☒ PRESENT

NOTICE OF DECISION

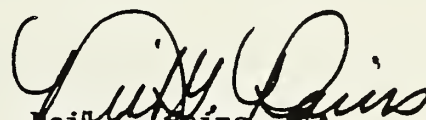
Appellant Helen M. Wolins Inter-Viv Tr  
Address c/o Helen M. Wolins  
1030 Lake St.  
San Francisco, CA 94118

PROPERTY ADDRESS 1030 Lake St.  
BLOCK 1347 LOT 005  
HEARING DATE August 25, 1993  
APPEAL NUMBER 6492  
INSPECTOR Robert Noelke

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next hearing will be on September 22, 1993.

cc: Charlotte H. Huggins, Esq.  
60 E. Sir Francis Drake Bl., Ste 207  
Larkspur, CA 94939

  
Neil G. Rains, AIA  
Acting Secretary

**REHEARING:** Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: September 9, 1993





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Helen M Wolins Inter-Viv Tr  
c/o Helen M Wolins  
1030 Lake St.  
San Francisco, CA 94118

Date: August 5, 1993

Nature of Appeal:

- ☒ Director's Order  
☐ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 1030 Lake St.

BLOCK 1347 LOT 005

APPEAL NO. 6492 S-NC-DEQ DA

INSPECTOR Robert Noelke

Dear Appellant:

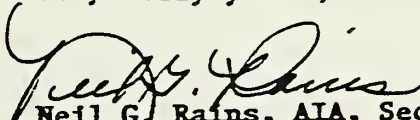
It is to serve notice that your appeal, filed with the Abatement Appeals Board on July 21, 1993, will be heard by the Board at 1:30 p.m. on August 25, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

cc: Charlotte H. Huggins, Esq.  
60 E. Sir Francis Drake Bl., Ste 207  
Larkspur, CA 94939

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's Agent.







APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

HELEN WOLINS  
Appellant

6492  
Appeal Number -----

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 6/09/93.
- (2) The affected premises are located at 1030 Lake Street, San Francisco. They contain 6 dwelling units and -0- rooming units.
- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Requirement that owner replace internal apartment doors (6) with different glass, cover with plexiglas, or otherwise change internal doors to meet code requirements re security.

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)  
LIFETIME MORATORIUM requested. Nature and quality of entire building would be adversely affected; financial hardship for owner, who is retired and on a fixed income; tenants and owner all feel that their security is not at issue; thick glass/nubbed glass already exists on internal doors.

(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the ~~owner~~/agent, (state which) of the premises described in Paragraph (2) above CHARLOTTE H. HUGGINS, ESO.
- (6) The official address of the undersigned is:  
60 E. SIR FRANCIS DRAKE BOULEVARD, SUITE 207, LARKSPUR CA 94939

Tel. No. 416/461-4760

Date 7/16/93

  
Signature (Print Name Below)

(40) CHARLOTTE H. HUGGINS



CHARLOTTE H. HUGGINS

ATTORNEY AT LAW

WOOD ISLAND, SUITE 207 ♦ 60 E. SIR FRANCIS DRAKE BOULEVARD ♦ LARKSPUR, CALIFORNIA 94939  
TELEPHONE: 415 461.4760 FACSIMILE: 415 461.8038

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July 16, 1993

Abatement Appeals Board  
460 McAllister Street  
San Francisco, CA 94102

Re: Order of Abatement  
Order No: 162011; 1030 Lake Street

Dear Sir or Madam:

Enclosed please find an Appeal from the Order of Abatement issued by the Department of Public Works on or about June 18, 1993. Also enclosed is Helen Wolins' (owner of property) personal check, No. 238 in the amount of \$64.60 to cover your filing fees.

I further enclose copies of letters previously submitted by the undersigned and tenants of the property located at 1030 Lake Street. A review of the file on this property will reveal that photographs of the alleged "violative" doors, as well as duplicate copies of the enclosed letters were submitted to the Board at the June 9, 1993 hearing. I request that the Appeals Board view the pictures as well as thoroughly review the file in this matter.

Mrs. Wolins is desirous of applying for a LIFETIME MORATORIUM, waiving the order of abatement until such time as the owner of the building dies, or the property changes title.

We look forward to a prompt resolution.

Sincerely,

  
Charlotte H. Huggins

CHH/erk  
Enclosures  
cc: Helen Wolins





May 27, 1993

John E. Cribbs, Director  
Department of Public Works  
Bureau of Building Inspections  
450 McAllister Street  
San Francisco, California 94103

Re: 1030 Lake Street; Helen Wolins, owner  
Order Number: 161298  
Hearing Date: June 9, 1993, 10:00 A.M.

Dear Mr. Cribbs:

My landlady, Helen Wolins, has asked for my assistance with regard to the pending matters before your department. The upcoming hearing before the department concerns certain code requirements for internal apartment doors.

I am enclosing for the department's review and consideration, copies of letters from the tenants of 1030 Lake Street, which include myself. All but one of these letters were written two years ago, when this matter first arose. However, we all feel that the views expressed in our letters two years ago still stand true today.

I will be present at the June 9 hearing with Mrs. Wolins. Other tenants may also choose to appear.

Thank you for your anticipated attention to the enclosed letters.

Sincerely,

Charlotte H. Huggins

CHH/erk  
Enclosures  
cc: Helen Wolins

(42)



*B. A. Petrocelli*

1030 LAKE STREET, APT. 4 • SAN FRANCISCO, CALIFORNIA 94118

24 May 1993

City and County of San Francisco  
Department of Public Works  
Bureau of Building Inspections  
450 McAllister  
San Francisco, CA 94103

To Whom It May Concern:

I have been informed by Mrs. Helen Wolins, our landlady, that she has been cited to appear regarding a recent inspection and citation for alleged inappropriate glass panes on the apartment doors and for fire code violations.

First, a little on my background, to give you a better perspective: I am a security manager for a large financial institution, with over 30 years of experience in the security and safety fields. My most recent assignment was as project manager for the security of the US embassy in Lima, Peru, supervising 350 armed security officers and the physical security of the embassy. Presently I am managing a security department and am quite up to par with security requirements.

Although it is commendable of the city to take the time to inspect the building for safety issues, please allow me to disagree with the requirements, as the present doors are quite adequate and meet my standards. The woodwork is quite solid, the glass panes are thick and all the doors have two-way dead bolts. The glass panes also give the tenant a clearer view of who is outside the doors, something peepholes do not give because of their limited field of view.

I have been a tenant since 1984 and although I was abroad for four years, my apartment and its contents was not disturbed once, mainly because either Mrs. Wolins or one of the other tenants was always around, watching over the building.



Department of Public Works  
Page 2, 24 May 93

This building is quite beautiful the way it is. I would not appreciate changing any of the wood or glassworks, which add so much to the appearance of the building and to the apartments. Although I do appreciate the city's interest in my behalf, please consider our opinions as the payers of the rent.

This is a good residential area, all the neighbors watch out for each other. As to the fire codes, the building has a proper fire alarm system, there are full and active fire extinguishers available and there are fire escapes available to each apartment.

Finally, please consider the saying, "If it is not broken, don't fix it."

Thank you for your attention to this matter.

Sincerely,



B. Alexis Petrocelli





May 15, 1991  
1030 Lake St. #2  
S.F., CA. 94118

City & Co. of S.F.  
Dept of Public Works

To Whom it may Concern:

Re: 1030 Lake St., S.F. Landlord: Helen Wolin.

I understand that you are requesting to change the glass panel doors to hardwood doors. This would minimize the light in the hallways, thereby, making the stairway & hall more hazardous. It would also greatly deter from the charm & beauty from this elderly S.F. residence. The light from the hall, coming through the glass, helps to illuminate my own entrance at night, a safeguard.

On my residence here of a total of 19 years, there has only been 1 case of illegal entry into one of the apts. One could hardly consider this to be a hi-risk bldg / neighborhood for crime such as breaking & entering.

I ask you to please give this further consideration.

(45) Sincerely,  
Evelyn Benington



Charlotte Huggins  
1030 Lake Street, #1  
San Francisco, CA 94118

May 15, 1991

TO WHOM IT MAY CONCERN:

I have been a tenant at 1030 Lake Street, Apt. 1, San Francisco for 11 years, since May of 1980. The building is one of the most architecturally beautiful and well maintained apartment buildings I have ever seen in my 39 years as a San Franciscan. I never lived in an apartment before moving to Lake Street. I understand that the City is considering requiring Mrs. Wolins, the landlady of our building, to replace or remove the apartment doors as the City is concerned about possible burglary or safety. Unlike some apartment buildings, this is truly a home. Mrs. Wolins, her daughter, Mary Owens and myself are all long term tenants. Out of the four of us, I am the shortest-term tenant.

All of the apartment doors are heavy wood with glass panes which are textured and, in my opinion, quite thick. There have been no instances of any burglary or attempts during my tenancy, save one, which we believe was an "inside" job. There were no forcible signs of entry.

No one in the building in the entire 11 years that I have lived there has taken any steps to cover up the glass. Several years ago I covered my front door with fabric, but soon thereafter removed it for a number of reasons. These reasons included the fact that no light came into the apartment hallway, and when the curtain was up I could not tell whether there was anyone outside of the door. It is a distinct advantage to have the ability to see the outline of people behind the door.

The entire building is unique in many ways. The apartment doors match all of the wood throughout the building. Every apartment has wood moldings in the hall and the living and dining rooms. This same wood extends to the common hallway and lobby.

In my personal opinion, which I believe is shared by all of the tenants, is that it would be a travesty to remove or replace anything in this building. Mrs. Wolins has owned the building for decades and does an impeccable job of maintaining the building. She washes the lobby every weekend, changes the flowers in the lobby with the seasons, and generally keeps every nook and cranny cleaner than the finest hotel.

I hope that the City will see clear to allow this amazing building and our home to remain as we have grown to love it.

Sincerely,

(46) *Charlotte Huggins*





CHARLOTTE H. HUGGINS

ATTORNEY AT LAW

WOOD ISLAND, SUITE 207 ♦ 60 E. SIR FRANCIS DRAKE BOULEVARD ♦ LARKSPUR, CALIFORNIA 94939  
TELEPHONE: 415 461.4760 FACSIMILE: 415 461.8038

---

July 16, 1993

Abatement Appeals Board  
460 McAllister Street  
San Francisco, CA 94102

Re: Order of Abatement  
Order No: 162011; 1030 Lake Street

Dear Sir or Madam:

Enclosed please find an Appeal from the Order of Abatement issued by the Department of Public Works on or about June 18, 1993. Also enclosed is Helen Wolins' (owner of property) personal check, No. 238 in the amount of \$64.60 to cover your filing fees.

I further enclose copies of letters previously submitted by the undersigned and tenants of the property located at 1030 Lake Street. A review of the file on this property will reveal that photographs of the alleged "violative" doors, as well as duplicate copies of the enclosed letters were submitted to the Board at the June 9, 1993 hearing. I request that the Appeals Board view the pictures as well as thoroughly review the file in this matter.

Mrs. Wolins is desirous of applying for a LIFETIME MORITORIUM, waiving the order of abatement until such time as the owner of the building dies, or the property changes title.

We look forward to a prompt resolution.

Sincerely,

Charlotte H. Huggins

CHH/erk  
Enclosures  
cc: Helen Wolins





San Mateo County

Special Education Local Plan Area

San Mateo County Office of Education • 333 Main Street • Redwood City, CA 94063-1782 • (415) 363-5478 • FAX (415) 363-5436

City and County of San Francisco  
Department of Public Works  
Bureau of Building Inspection  
450 McAllister  
San Francisco, CA 94102

May 13, 1991

To Whom It may Concern:

Helen Wolins, my landlady at 1030 Lake Street, has informed me that recent building code ammendments require that she re-model the current entry doors to the six (6) apartments in this building.

I am writing in support of Helen Wolins' petition for an exemption to these code requirements and to request that we be allowed to retain our doors, "as is."

I have been a resident of this building since 1977. At no time during my residency have I felt that the window panes in the doors were unsafe or left me unprotected, in any way.

This is a small building with longtime residents and little turn-over. The light that comes through the doors and the general atmosphere they create, while never invading privacy, add to our sense of "neighborhhod/building watch" and mutual security. I feel more secure with the doors "as is" than I would with solid doors.

I hope that you will consider this request in your determination. Please feel free to call me [752-6974] if further information would be helpful.

Sincerely,

Mary Owens  
Program Specialist  
San Mateo County Office of Education  
Resident of 1030 Lake Street #5, San Francisco, CA 94118





City and County of San Francisco

Department of Public Works  
Bureau of Building Inspection

CODE ENFORCEMENT DIVISION

DATE: 06/18/93  
PROPERTY ADDRESS:  
1030 LAKE ST  
BLOCK: 1347 LOT: 005  
SEQ: 01 CASE: DAO

HELEN M WOLINS INTER-VIV TR  
% HELEN M WOLINS  
1030 LAKE ST  
SAN FRANCISCO CA

OWNER'S NAME:  
HELEN MARY WOLINS INTER-VIV TR

INSPECTOR: \_\_\_\_\_

94118

DISTRICT: 37A

CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE REGULAR ORDER NO. 162011

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 06/09/93 in accordance with the DPW HEARING ORDER NO. 161298. The hearing was conducted by a representative of the Director. THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

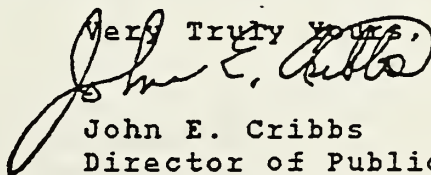
1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 07/06/93.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 06/09/93

Very Truly Yours,  
  
John E. Cribbs  
Director of Public Works







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Date: October 12, 1993

Nature of Appeal:

Lee Barbara & Eng Albert Tr  
c/o Barbara Lee & Albert Eng  
164 Marview Wy  
San Francisco, CA 94131

- ☐ Director's Order  
☒ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 367 Arguello Bl

BLOCK 1432 LOT 013

APPEAL NO. 3373 S-NC-DEQ DIO

INSPECTOR Robert Noelke, CED

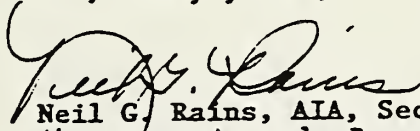
Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on April 8, 1993, will be heard by the Board at 1:30 p.m. on October 27, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

cc: Richard Lee  
9 Gladeview Way  
San Francisco, CA 94131

\* Original Notice of Hearing was sent to Appellant  
and a copy was sent to Appellant's Agent.



APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$ 54.60

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

RICHARD J. LEE  
Appellant

Appeal Number 3373

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 367 ARBUZZO BLVD, San Francisco. They contain 6 dwelling units and          rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

APPEALING NOTICE OF NONCOMPLIANCE 93-102, MARCH 31, 1993  
FOR SUBSTANDARD RENTAL HOUSING (ENCLOSED)

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

PREVENT NOTICE OF NONCOMPLIANCE BEING SENT TO THE FRANCHISE  
TAX BOARD. REASON: ATTENDED FEBRUARY 24 HEARING. ORDER  
OF ABATEMENT GIVEN. HAS COMPLIED WITH ABATEMENT.  
APPLIED FOR PERMIT (NO. 930437) (ENCLOSED).  
PERMIT PENDING.

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER

(5) The official address of the undersigned is:

9 CLADEVIEW WAY

SAN FRANCISCO CA 94131

Tel. No. H 285-2391

W. 554-2798

Dated: 4-6-93

Richard J. Lee  
Signature (Print Name Below)  
RICHARD J. LEE

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)





APRIL 6, 1993

ABATEMENT APPEAL BOARD

1390 MARKET ST. SUITE 250

SAN FRANCISCO, CA 94102

GENTLEMEN:

AS OWNERS OF THE PROPERTY OF 367 ARBUZZO  
WE RECEIVED THE NOTICE OF NONCOMPLIANCE  
FROM THE DEPARTMENT OF PUBLIC WORKS. DATED  
MARCH 31.

SINCE WE ARE NOW COMPLYING WITH THE  
ABATEMENT ORDER 161,540 WE DO NOT  
UNDERSTAND WHY WE SHOULD HAVE RECEIVED  
THE NOTICE OF NONCOMPLIANCE IN THE FIRST PLACE.  
WE DO NOT FEEL IT IS FAIR TO REQUEST  
AN APPEAL, PAY A FILING FEE, AND  
ATTEND A HEARING.

THEREFORE I WOULD LIKE TO REQUEST A  
REFUND OF OUR FILING FEE AND TO  
REVOKE THE NOTICE OF NONCOMPLIANCE.  
THANK YOU FOR YOUR CONSIDERATION.

RICHARD LEE

9 GLADEVIEW WAY

SAN FRANCISCO CA 94131





ADDRESS: 367 ARGUELLO BLVD.

BLOCK: 1432  
SEQ.: 01LOT: 013  
CASE: DIOAPPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$ 54.60LEE BARBARA & ENG ALBERT TR.  
c/o BARBARA LEE & ALBERT ENG  
164 MARVIEW WAY  
SAN FRANCISCO, CA 94131OWNER'S NAME:  
LEE BARBARA & ENG  
ALBERT TR.ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 161,540

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON FEBRUARY 24, 1993 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 160,403. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

- 30 DAYS TO FILE FOR A BUILDING PERMIT.
- 30 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
- 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF MARCH 3, 1993.

FILE (2)  
OWNER  
BBI (3) (1 signed)  
JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS

(53)



DATE 3-22-93

APPLICATION FILING FEE —  
PLAN CHECKING RECEIPT

246911

RECEIVED OF

William + Janice Hwang

BUILDING APPLICATION NUMBERS

9304637

FEE FOR APPLICATION FILING AND CHECKING PLANS, PRESCRIBED BY SAN FRANCISCO BUILDING CODE

ESTIMATED COST OF JOB \$ 6,000.-	EXPEDITER REVENUE 7899	PLAN CHECK FEE REVENUE 7226			FILING FEE 7223 266.5	DEMOLITION NOTICE FEE 1212
		NEW CONST.	ALTERATION	SIGNS		
			75.40			
FIRE FEE 7299	DCP FEE 7081 194.60	FULL PLAN CHECK FILING 1/4 PLAN CHECK FEE <input checked="" type="checkbox"/> 8% STRUCTURAL <input type="checkbox"/> 7% ARCHITECTURAL <input type="checkbox"/> 5% ENERGY <input type="checkbox"/>			CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS CENTRAL PERMIT BUREAU	

9003-01 (8/87)

BY [Signature]





APRIL 6, 1993

MR. L.M. KORNFELD  
CHIEF BUILDING INSPECTOR  
BUREAU OF BUILDING INSPECTION  
CODE ENFORCEMENT DIVISION  
450 McALLISTER, RM 101  
SAN FRANCISCO, CA 94102

DEAR MR. KORNFELD

THIS LETTER IS IN REGARDS TO MY FAMILY'S  
PROPERTY AT 367 ARBORELO BLVD. ON FEBRUARY  
24 MY BROTHER-IN-LAW AND I ATTENDED A DPW  
HEARING. WE RECEIVED AN ORDER OF ABATEMENT  
WHICH ORDERED US TO COMPLY TO A NINETY-DAY  
SCHEDULE TO 1) FILE FOR PERMIT 2) MEET  
CITY PLANNING REQUIREMENTS AND 3) COMPLETE  
BALANCE OF WORK. AS OF NOW, WE HAVE  
FILED FOR A PERMIT AND AWAITING APPROVAL  
(NO. 9304637).

ON MARCH 31 YOUR OFFICE SENT US A  
NOTICE OF NONCOMPLIANCE. I DO NOT UNDERSTAND  
WHY THIS NOTICE WAS SENT, IF WE ARE  
MAKING PROGRESS TO COMPLY WITH YOUR ORDER  
OF ABATEMENT.

(55)



THE NOTICE OF NONCOMPLIANCE REQUIRES  
US TO FILE AN APPEAL AND TO  
ATTEND ANOTHER HEARING. WE FEEL  
THIS IS UNNECESSARY AND BURDENSOME. THE  
NOTICE ~~IS~~ WOULD BE APPROPRIATE IF WE  
DID NOT COMPLY WITH THE ABATEMENT  
ORDER, BUT WE ARE.

I DISCUSSED THIS ISSUE AT LENGTH  
WITH MR. HOLKE OF YOUR BUREAU. HE  
SUGGESTED I WRITE TO YOU TO EITHER  
CLARIFY YOUR BUREAU'S POSITION OR TO  
REQUEST A CHANGE IN BUREAU POLICY.

PLEASE ~~BE~~ FORWARD YOUR RESPONSE  
TO ME AT 9 GLADEVIEW WAY SAN  
FRANCISCO, CA 94131.

SINCERELY

Richard J. Lee

RICHARD J. LEE

1

P.S. WE HAVE FILED THE APPEAL







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Jun R. Hatoyama  
150 Glenbrook Av.  
San Francisco, CA 94114

Date: October 12, 1993

Nature of Appeal:

- ☐ Director's Order  
☒ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 590-594-598 Valencia St.

BLOCK 3568 LOT 012

APPEAL NO. 3374 S-NC-DEQ DDO

INSPECTOR Robert Noelke, CED

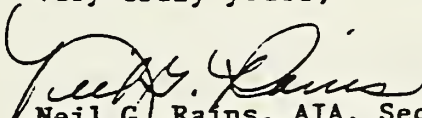
Dear Appellant:


This is to serve notice that your appeal, filed with the Abatement Appeals Board on April 9, 1993, will be heard by the Board at 1:30 p.m. on October 27, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing was sent to Appellant 



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Jun Hatoyama  
Appellant

Appeal Number 3374

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The affected premises are located at 594 Valencia St., San Francisco. They contain 19 dwelling units and 2 rooming units.
- (2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).  
D.P.W. Updated fire alarm system requireme  
-Hardwired smoke detectors each unit.
- (3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).  
wavier in order to file incometax regarding  
property. 60 days extension in order to pre-  
form necessary steps of compliance; i.e, contract  
tenant scheduling, budgeting.

(Attach additional sheet(s) if necessary.)

- (4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above JUN HATOYAMA.

- (5) The official address of the undersigned is:

150 GLENBROOK AVE. SAN FRANCISCO.  
CA, 94114.

Tel. No. 415-665-5890

Dated: 4-6-1993

Jun Hatoyama  
Signature (Print Name Below)



p1

It was my understanding that I was in full compliance with the fire alarm requirements.

I had regular certification inspections, and I also, on my own volition, asked the electrical inspector to survey 594 Valencia St.

Initially the inspector agreed I satisfied fire alarm code requirements.

He then later realized that my central alarm system did not include smoke detectors.

At my expense, I had an





02 electrical contractor estimate updating the system to include smoke and heat detectors.

During this period, the electrical contractor found an exemption on file with the Dept. of Building Inspection, exempting central smoke and heat detectors because of an existing sprinkler system.

Therefore, it is only recently that I have been asked to update my building with hardwire detectors in each unit.

I request time in order to finish making <sup>(60)</sup> arrangements



P3

with a contractor, along  
with tenant and budget  
coordination.

also please note that  
590 and 598 Valencia are  
seperately leased commercial  
spaces.







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Lois H. Hirsch  
4186-1/2 Army St.  
San Francisco, CA 94131

Date: October 12, 1993

Nature of Appeal:

- ☐ Director's Order  
☒ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 3957 23rd St.

BLOCK 3653 LOT 034

APPEAL NO. 3375 S-NC-DEQ DC0

INSPECTOR Robert Noelke, CED

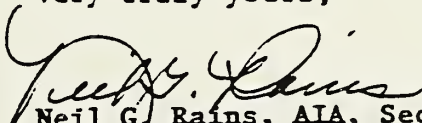
Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on April 12, 1993, will be heard by the Board at 1:30 p.m. on October 27, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing was sent to Appellant



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

3375

Lois Hirsch

Appellant

Appeal Number \_\_\_\_\_

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The affected premises are located at 3957 13<sup>rd</sup> Street, San Francisco. They contain 2 dwelling units and        rooming units. *ONLY (one) unit is affected - 3957-3 (lower unit)*
- (2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).  
*A hearing regarding repairs at above named unit. I feel an abatement is not in order (see below). Repairs requested are: ① scrape paint in ceiling of living + bedroom.  
② Possible dry rot under carpet  
③ Repair water damage in kitchen + patio*
- (3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board). *see attached*

(Attach additional sheet(s) if necessary.)

- (4) The undersigned is the owner agent, (state which) of the premises described in Paragraph (2) above Lois Hirsch.
- (5) The official address of the undersigned is:

Lois Hirsch

4186 ARMY ST.

San Francisco 94131 Tel. No. (415) 285-8355

Dated: April 7, 1993

Lois Hirsch

Signature (Print Name Below)

LOIS HIRSCH

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)



FRANCHISE TAX BOARD

LOIS HIRSCH

APPEAL NUMBER 93-150

I feel that this action should be reversed as I have made attempts to make the repairs listed by the inspector from the city of San Francisco and the Department of Public Works. At the end of February I received a notice dated December 14 regarding an abatement hearing. Shortly after receiving the notice, I went to the Dept. of Public Works stating that I had called a contractor, but couldn't guarantee that work could be completed before the hearing date. I was most relieved when I was told that my case could be continued.

I called my contractor immediately regarding the repairs and sent him a list as well. He said he would call the occupant (tenant) to set up a convenient time. Although repeated contacts have been attempted she has refused to set a date to allow him to come and see the work or to do repairs. I have spoken with her and left messages as well, so far to no avail. So you see that I do intend to comply but am having difficulty getting cooperation from the occupant/tenant. I do not feel that I should be penalized because of her non-cooperation.

I have left messages for the occupant/tenant and spoke with her on April 3 at which time she stated that she would call the contractor that evening, which she hasn't done. Also I have delivered the attached letter to her home. The contractor has called her many times (and left messages) and spoken with her once, when she promised to call with a convenient date. So far she has not done so.

As you can see I have made repeated attempts to comply with the law. I will notify you when repairs have begun and are completed.

April 7, 1993





Lois Hirsch

April 7, 1993

Dear Christine

Rod Blouin (contractor) called me last night saying he's tried to reach you many times to no avail. When he spoke to you a week or so ago you promised to call, and when I spoke to you last Saturday you said you'd call him that evening. So far he has not heard from you. He is able to begin work on the projects that you requested now. As he is very good and quite busy it behooves us to take advantage of this opportunity. Please give him a call at 488-4298 stating a convenient time for him to come by within the next day or two.

Thank you for attending to this promptly.

Sincerely,  
Lois Hirsch





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Chan S W & Bianne  
c/o Dewolf Realty  
P. O. Box 591540  
San Francisco, CA 94159

Date: October 12, 1993

Nature of Appeal:

- ☐ Director's Order  
☒ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 1310 Turk St.

BLOCK 0749 LOT 002-D

APPEAL NO. 3378 S-NC-DEQ DCO

INSPECTOR Robert Noelke, CED

Dear Appellant:

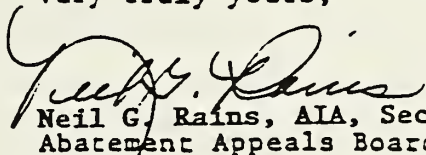
This is to serve notice that your appeal, filed with the Abatement Appeals Board on April 15, 1993, will be heard by the Board at 1:30 p.m. on October 27, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

cc: Aaron Sinel  
P. O. Box 591540  
San Francisco, CA 94159

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing was sent to Appellant  
and a copy was sent to Appellant's Agent.





APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$ 54.60

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Chan S W & Bianne C/O DeWolf Realty  
Appellant

3378  
Appeal Number See Attached

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The affected premises are located at 1310 Turk St., San Francisco. They contain 48 dwelling units and 0 rooming units.
- (2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).  
Water intrusion is coming from the cracks in the exterior of the building. The solution to the problem is to completely paint the exterior. We have recieved 3 estimates for the work. We are waiting for one more estimate before we begin.
- (3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

We will need through the 6/30 to complete the work

(Attach additional sheet(s) if necessary.)

- (4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Agent for owner.
- (5) The official address of the undersigned is:

P.O. Box 591540  
SF CA 94159

Tel. No. 221-2032

Dated: 4/9/93

Dean L. Litch  
Signature (Print Name Below)  
Dean Litch

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)



# CHAMPION CONSTRUCTION SERVICES

**San Francisco**  
845 Stockton St., Suite 100  
San Francisco, CA 94108  
Tel. 415-399-1975

**Lafayette**  
3632 Boyer Circle  
Lafayette, CA 94549  
Tel. 510-283-5564

Page No. 1 of 1 Page

## PROPOSAL

PROPOSAL SUBMITTED TO <b>DEWOLF REALTY</b>	
STREET <b>4300 CALIFORNIA ST</b>	
CITY, STATE AND ZIP CODE <b>SAN FRANCISCO CA</b>	
ARCHITECT	DATE OF PLANS

PHONE <b>221-4965</b>	DATE <b>2-17-93</b>
JOB NAME	
JOB LOCATION <b>1310 TURK ST</b>	
WO#8519 PM#310	JOB PHONE

I hereby propose to furnish, in accordance with specifications below or on attached pages, all labor and materials necessary to complete the following:

~~FOR COMPLETE EXTERIOR PAINTING~~

~~SURFACE TO BE CLEANED FREE OF ALL DIRT, DUST, CHALK, MILDEW, LOOSE SCALY AND UNFIRM PAINT, FILM AND OTHER FOREIGN MATTER BY SCRAPING AND WATER BLASTING. ALL VOIDS, CRACKS AND DENTS WILL BE REPAIRED WITH THORO SEAL.~~

~~SKYCOLOR PAINTING WILL USE A OIL BASE FOUNDATION OF PRIMER AND A FINISH COAT OF ELASTOMENIC, A TOUGH 100% ACRYLIC. WEATHER RESISTENT EXTERIOR COATING. WE WILL USE SEMI GLOSS OIL PAINT ON ALL WOOD TRIM.~~

Sum of **THIRTY EIGHT THOUSAND FIVE HUNDRED DOLLARS** Dollars (\$ **38,500.00**)

Payment as follows: **1/2 DOWN TO BEGIN JOB, BALANCE UPON COMPLETION.**

Material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted per standard practices. Any alteration or deviation from specifications involving extra costs will be executed only upon written orders, and will be an extra charge over and above the estimate. All agreements contingent upon strikes, delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Workers are fully covered by Workman's Compensation Insurance.

Authorized Signature \_\_\_\_\_

Note: This proposal may be withdrawn if not accepted within 15 days

**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. The work will be made as outlined above.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

(68)



1087 REVERE AVENUE  
SAN FRANCISCO, CA 94124  
PHONE: 822-6667

Fax# 822-6758

FAX TRANSMISSION SHEET

FROM: Bob Smith  
TO: DeWolf Realty, ATT: AARON  
SUBJECT: 1310 Turk St. ext. ptg.  
NUMBER OF PAGES, INCLUDING THIS PAGE: 1  
DATE OF SENDING: 2/18/93  
TO FAX NUMBER: 221-9578

NOTES:

Aaron:

Phillip asked me to look at the above project; if you wish a full specification and proposal please let me know.

Exterior, all elevations; 2 coats including fire escape.

1. Front(Turk St.):	\$ 14846.00
2. East(Webster St.):	8170.00
3. North:	8850.00
4. West:	<u>1795.00</u>
	\$ 33661.00

A minimum of 2 sides; deduct 5% for the complete job.

Thank You,

Bob Smith

*Bob Smith*

(69)







# PETER KARDUM

Painting Contractors      Licensed and Insured  
1435 Monterey Boulevard  
San Francisco, California 94127  
Telephone 584-8253

## ESTIMATE

DeWolf Realty  
4330 California Street  
San Francisco, Ca. 94118

March 13, 1993

C/O ARRON:

JOB: 1310 Turk Street:

Paint complete exterior two coats.....  
1st. coat on stucco oil base primer.....  
2nd. coat on stucco acrylic stucco paint.....  
1st. coat on wood oil base primer.....  
2nd. coat on wood acrylic gloss house paint.....  
SPECS:  
Patch spalding concrete.....  
Scrape off all loose and scaling paint.....  
Patch all cracks in stucco with waterproof Kel patch.....  
Caulk around windows with waterproof caulk.....  
Firescape to receive one coat.....  
This estimate includes all labor and material.....

TOTAL \$ 24,640.00

Pipe scaffold on Webster Street  
and Turk Street side.....\$ 3,500.00

TOTAL \$ 28,140.00

Thank you,

*Peter E. Kardum*

Peter E. Kardum  
License# 293820



City and County of San Francisco

Department of Public Works  
Bureau of Building Inspection



CODE ENFORCEMENT DIVISION

DATE: 02/05/93  
PROPERTY ADDRESS:  
1310 TURK ST  
BLOCK: 0749 LOT: 002D  
SEQ: 01 CASE: DCO

CHAN S W & BIANNE  
% DEWOLF REALTY  
P O BOX 591540  
SAN FRANCISCO CA

OWNER'S NAME:  
CHAN S W & BIANNE

INSPECTOR: \_\_\_\_\_

94159

DISTRICT: 37A

CT: 161

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE REGULAR ORDER NO. 161385

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 01/27/93 in accordance with the DPW HEARING ORDER NO. 160242. The hearing was conducted by a representative of the Director. THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 60 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742) and must be filed with the Secretary of the Board within TEN (10) DAYS of 02/23/93.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 01/27/93

Very Truly Yours,

John E. Cribbs  
Director of Public Works







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Katsumi J & Yasuko Shintaku  
1349 3rd Av.  
San Francisco, CA 94122

Date: October 12, 1993

Nature of Appeal:

- ☐ Director's Order  
☒ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 1349 3rd Av.

BLOCK 1758 LOT 009

APPEAL NO. 3379 S-NC-DEQ DIO

INSPECTOR Robert Noelke, CED

Dear Appellant:

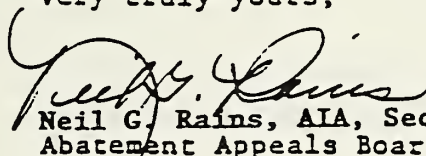
This is to serve notice that your appeal, filed with the Abatement Appeals Board on April 15, 1993 will be heard by the Board at 1:30 p.m. on October 27, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

cc: Jeffrey Margulies, Esq.  
Bravo and Margulies  
100 Bush St., Ste #925  
San Francisco, CA 94104

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing was sent to Appellant  
and a copy was sent to Appellant's Agent.



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

93-101

3379

Katsumi J. & Yasuko Shuitako  
Appellant

Appeal Number \_\_\_\_\_

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (1) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1349-3RD Ave  
~~San Francisco~~. They contain Three dwelling units and \_\_\_\_\_  
rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

NOTICE OF NONCOMPLIANCE TO CORRECT THE SUBSTANDARD CONDITION OF RENTAL HOUSING, ALSO TO PREVENT NOTICE FROM BEING SENT TO THE FRANCHISE TAX BOARD.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

WE ARE NOW ON THE CASE AND REMEDYING VIOLATIONS. WE HAVE HIRED A CONTRACTOR WHO HAS INSPECTED THE PREMISES. WE HAVE HIRED AN ARCHITECT TO ADVISE. WE ARE REQUESTING THE RELIEF SINCE WE ARE IN THE PROCESS OF REMEDYING THE VIOLATIONS.

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the ~~owner~~ agent, (state which) of the premises described in Paragraph (2) above 1349-3RD AVE, SAN FRANCISCO.

(5) The official address of the undersigned is:

BRAVO and MARGULIES

100 BUSH STREET, SUITE# 925

SAN FRANCISCO, CA. 94104

Tel. No. 415-394-6300

Dated: APRIL 15, 1993

Signature (Print Name Below)

JEFFREY MARGULIES, ESQ.

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Adan P & Ana M Ramirez  
581 Natoma St.  
San Francisco, CA 94103

Date: October 12, 1993

Nature of Appeal:

- ☐ Director's Order  
☒ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 165-171 Albion St.

BLOCK 3568 LOT 018

APPEAL NO. 3380 S-NC-DEQ DC-1

INSPECTOR Robert Noelke, CED

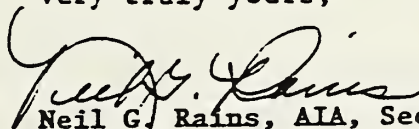
Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Apr 16, 1993, will be heard by the Board at 1:30 p.m. on October 27, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing was sent to Appellant





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Ana Ramirez  
Appellant

Appeal Number 3380

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 165-171 Albion St.,  
San Francisco. They contain 6 dwelling units and \_\_\_\_\_  
rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

Notice of noncompliance.  
Repairs have been made.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

Repairs have been made.

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner agent, (state which) of the premises described in Paragraph (2) above \_\_\_\_\_.

(5) The official address of the undersigned is:

581 Natoma St.

San Francisco, CA

94103

Tel. No. 861-4178

Dated:

4/16/93

Ana Maria Ramirez  
Signature (Print Name Below)





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Josefa R. Carroll  
14 Roemer Way  
San Francisco, CA 94112

Date: October 12, 1993

Nature of Appeal:

- ☐ Director's Order  
☒ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 14 Roemer Way

BLOCK 6490 LOT 034

APPEAL NO. 3381 S-NC-DEQ DC0

INSPECTOR Robert Noelke, CED

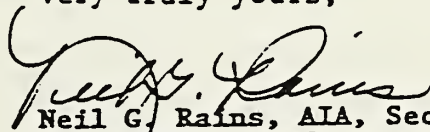
Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on April 19, 1993, will be heard by the Board at 1:30 p.m. on October 27, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,



Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing was sent to Appellant





## FRANCHISE TAX BOARD

Appeal Number

338/

(1) The affected premises are located at 14 KORMAN WAY.  
San Francisco. They contain 2 dwelling units and ORIGINAL  
rooming units.

I'm bankrupt. —

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above .

(5) The official address of the undersigned is:

14- Roemer Way

SAN FRANCISCO CA. 94112

**Tel. No.**

Dated:

4/17/93

*x Joseph R. Lowell*  
Signature (Print Name Below)

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Miller Family Trust  
c/o Franklin & Mary Miller  
10121 Overland Rd.  
Boise, Idaho 83709

Date: October 12, 1993

Nature of Appeal:

- ☐ Director's Order  
☒ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 1459 Clayton St.

BLOCK 2712 LOT 5-A

APPEAL NO. 3382 S-NC-DEQ DC0

INSPECTOR Robert Noelke, CED

Dear Appellant:

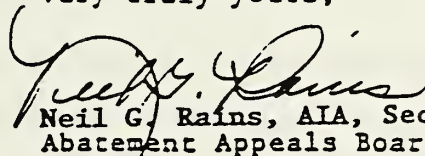
This is to serve notice that your appeal, filed with the Abatement Appeals Board on Apr 21, 1993, will be heard by the Board at 1:30 p.m. on October 27, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

cc: Jeffrey Margulies, Esq.  
Bravo and Margulies  
100 Bush St., Ste 925  
San Francisco, CA 94104

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

- \* Original Notice of Hearing was sent to Appellant and a copy was sent to Appellant's Agent.



ment Appeals Board (AAB)  
1390 Market St., Suite 260  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$ 54.60

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

(3382)

MILLER FAMILY TRUST,  
C/O FRANKLIN & MARY MILLER  
Appellant

Appeal Number

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (1) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The affected premises are located at 1459 CLAYTON ST., San Francisco. They contain ONE (1) dwelling units and rooming units.
- (2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).  
NOTICE OF NONCOMPLIANCE TO CORRECT THE SUBSTANDARD CONDITION OF RENTAL HOUSING. ALSO TO PREVENT NOTICE FROM BEING SENT TO THE FRANCHISE TAX BOARD.

- (3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

WE ARE NOW ON THE CASE AND REMEDYING VIOLATIONS. WE HAVE HIRED A CONTRACTOR WHO HAS INSPECTED THE PREMISES. WE HAVE HIRED AN ARCHITECT TO ADVISE. WE ARE REQUESTING THE RELIEF SINCE WE ARE IN THE PROCESS OF REMEDYING THE VIOLATIONS.

(Attach additional sheet(s) if necessary.)

- (4) The undersigned is the ~~OWNER~~/agent, (state which) of the premises described in Paragraph (2) above 1459 CLAYTON ST., SAN FRANCISCO, CA..
- (5) The official address of the undersigned is:

BRAVO and MARGULIES  
100 BUSH STREET, SUITE 925  
SAN FRANCISCO, CA. 94104

Tel. No. 415-394-6300

Dated: APRIL 20, 1993

  
Signature (Print Name Below)

JEFFREY MARGULIES, ESQ.

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)

(79)







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301  
San Francisco, CA 94102  
558-6168

NATURE OF APPEAL

- ☐ Director's Order  
☒ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing

NOTICE OF DECISION

- ☐ ABSENT  
☒ PRESENT

Appellant Alfredo & Engracia Lagman

Address 1049 Mephram Dr.  
Pittsburg, CA 94565

PROPERTY ADDRESS 1255 16th Ave.

BLOCK 1734 LOT 010

HEARING DATE August 25, 1993

APPEAL NUMBER 3363

INSPECTOR Robert Noelke

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on October 27, 1993.

cc: Richard M. Grabstein, Esq.  
645 Larkin Street, Upper Level  
San Francisco, CA 94109

  
Neil G. Rains, AIA, Acting Secretary  
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: September 9, 1993





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Alfredo & Engracia Lagman  
1049 Mephram Dr.  
Pittsburg, CA 94565

Date: August 5, 1993

Nature of Appeal:

- ☐ Director's Order  
☒ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 1255 16th Av.

BLOCK 1734 LOT 010

APPEAL NO. 3363 S-NC-DEQ DI

INSPECTOR Robert Noelke

Per Appellant:

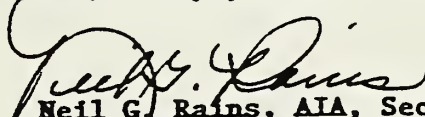
This is to serve notice that your appeal, filed with the Abatement Appeals Board on  
March 5, 1993, will be heard by the Board at 1:30 p.m. on August 25, 1993  
in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the  
Department of Public Works, 460 McAllister Street, CA 94102. Please bring any  
documents and information that may support your appeal such as contracts, permits,  
etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with  
you counsel of your choice.

Very truly yours,

cc: Richard M. Grabstein, Esq.  
645 Larkin Street - Upper Level  
San Francisco, CA 94109

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant and a copy to  
Appellant's agent.

CI 215 (Rev. 9/87)

45) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(81)





APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$ 54.60

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Alfredeo & Engracia Lagman

Appellant

Appeal Number 3363

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

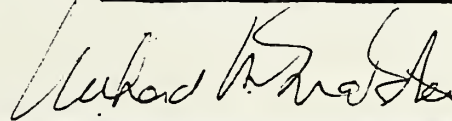
- (1) The affected premises are located at 1255-16th Avenue  
San Francisco. They contain \* dwelling units and \*  
rooming units. \* 13 guest rooms.
- (2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).  
Full inspection performed 11/87 with Notice of Violation in 2/88. Most items were corrected pursuant to Permit issued 6/88 and completed in 7/88. Other items were corrected which did not require a Building Permit but were never finally inspected and abatement proceedings were initiated. Application has been filed for Permit to secure final inspection.
- (3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board). A. Hearing on 3/3/93 granted on week abeyance to secure Permit and complete inspection and this period has not expired. Notice of Noncompliance dated 2/26/93 is premature. B. Minor items not requiring Permit were not resolved in 1988 by completed/permitted work. C. Relief requested is that Notice of Noncompliance be vacated.

(Attach additional sheet(s) if necessary.)

- (4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Attorney for owner/agent.
- (5) The official address of the undersigned is:  
Richard M. Grabstein, Esq.  
645 Larkin Street-Upper Level  
San Francisco, CA. 94109

\_\_\_\_\_  
Tel. No. (415) 673-8954

Dated: March 5, 1993



\_\_\_\_\_  
Signature (Print Name Below)

Richard M. Grabstein

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)



Law Offices of  
ORME and GRABSTEIN

John Robin Orme  
Richard M. Grabstein

645 Larkin Street - Upper Level  
San Francisco, California 94109

Telephone: (415) 673-8954  
FAX: (415) 673-1612

March 5, 1993

Abatement Appeals Board  
1390 Market Street, #260  
San Francisco, California 94102

Re: 1255-16th Avenue  
Notice of Noncompliance #93-092  
Date of Noncompliance - 2/26/93

Dear Sir/Madam:

Enclosed is the APPEAL TO THE ABATEMENT APPEALS BOARD in the referenced matter.

Also enclosed is our check to your order in the sum of \$54.60 as the filing fee for the Appeal.

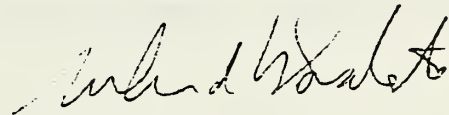
There is a substantial amount of documentary evidence to be considered at the hearing of this Appeal and it has not all been submitted with the Appeal which is merely a brief statement of the background of the matter and the relief sought. Hopefully, prior to any such hearing, the matter will be fully resolved between the owners of the building and the Bureau of Building Inspectors Code Enforcement Division.

Please contact the undersigned if there are any questions whatsoever regarding this matter.

Thank you for your prompt attention.

Very truly yours,

ORME & GRABSTEIN



Richard M. Grabstein

Encl.  
RMG/dc

(83) F



10.

27/93

1/ DEPT. OF  
PUBLIC WORK  
Public Library  
clo Jerry Roth

11

CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS  
MINUTES OF HEARING NO. 369

October 27, 1993  
Room 282, City Hall at 1:30 P.M.

DOCUMENTS DEPT.

NOV 13 1993

SAN FRANCISCO  
PUBLIC LIBRARY

BOARD MEMBERS PRESENT

William M. Abend, President  
Kenneth Bohegian  
Shirley C. Yawitz

DEPARTMENT REPRESENTATIVES

Neil G. Rains, A.I.A. - Acting Secretary of AAB  
Robert Noelke - Housing Inspector

ABATEMENT APPEALS:

#6509      865 Market Street  
U. S. Power San Francisco, Inc.  
c/o Paul Wallace & Lynn Harrison  
(Present)

DECISION:      The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within one hundred twenty (120) days after permit issuance. The case will be referred to the City Attorney if all required work is not done within the specified time.

ABATEMENT APPEALS CONTINUED HEARINGS:

#6492      1030 Lake Street  
Helen M. Wolins  
c/o Charlotte H. Huggins  
(Absent)

DECISION:      Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

FRANCHISE TAX BOARD HEARINGS:

#3373      367 Arquello Bl.  
Lee Barbara & Eng Albert Tr.  
c/o Richard Lee  
(Absent)

DECISION:      The case is continued for thirty (30) days at the Appellant's request. The next hearing will be on November 24, 1993.





#3374        590-594-598 Valencia Street  
Jun R. Hatoyama  
(Present)

DECISION:    The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within ninety (90) days. Franchise Tax Board will be notified if all required work is not done by January 27, 1994.

#3375        3957 23rd Street  
Lois H. Hirsch  
(Absent)

DECISION:    The case is continued for sixty (60) days at the Appellant's request. No hearing on December 22, 1993. The next hearing will be on January 26, 1994.

#3378        1310 Turk Street  
Chan S. W. & Bianne  
c/o Aaron Sinel  
(Absent)

DECISION:    Appellant being absent and not represented, appeal is automatically denied. Notice of NonCompliance will be referred to the Franchise Tax Board.

#3379        1349 3rd Avenue  
Katsumi J. & Yasuko Shintaku  
c/o Jeffrey Margulies & Steven Brown  
(Present)

DECISION:    The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within one hundred eighty (180) days. Franchise Tax Board will be notified if all required work is not done by April 26, 1994.

#3380        165-171 Albion Street  
Adan P. & Ana M. Ramirez  
(Absent)

DECISION:    Appellant being absent and not represented, appeal is automatically denied. Notice of NonCompliance will be referred to the Franchise Tax Board.

#3381        14 Roemer Way  
Josefa R. Carroll  
(Present)

DECISION:    The case is continued for thirty (30) days. The next hearing will be on November 24, 1993.



Abatement Appeal Board & Franchise Tax Hearings  
Minutes of Hearing No. 369  
October 27, 1993  
Page 3 of 3

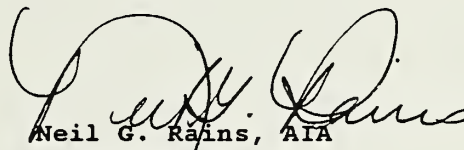
#3382      1459 Clayton Street  
Miller Family Trust  
c/o Jeffrey Margulies & Steven Brown  
(Present)

DECISION:    The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within one hundred eighty (180) days. Franchise Tax Board will be notified if all required work is not done by April 26, 1994.

FRANCHISE TAX BOARD CONTINUED HEARINGS:

#3363      1255 16TH Avenue  
Alfredo & Engracia Lagman  
c/o Richard M. Grabstein, Esq.  
(Present)

DECISION:    No Quorum, President William Abend abstained from hearing this case. The case is set aside for next hearing to be scheduled on November 24, 1993.

  
Neil G. Rains, AIA  
Acting Secretary

RN:ts

cc:    AAB Members  
      BBI Hearing Officer  
      Secretary, AAB  
      City Attorney  
      City Planning  
      Superintendent, BBI  
      Assistant Superintendent, C.I. Program, BBI  
      Public Library, c/o Jerry Roth  
      CED Record Clerk  
      Board of Permit Appeals, City Hall, Rm. 159-A  
      San Francisco Fire Department  
      San Francisco Public Health Dep't., Rm. 217  
      File









10  
24/93  
11  
11 DEPT. OF PUBLIC WORKS

CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS  
AGENDA OF HEARING NO. 370  
November 24, 1993  
Room 282, City Hall at 1:30 P.M.

DOCUMENTS DEPT.

NOV 23 1993

SAN FRANCISCO  
PUBLIC LIBRARY

ABATEMENT APPEALS BOARD MEMBERS

William M. Abend, President  
Kenneth Bohegian  
Carl H. Ernst  
Harry Jamerson  
Shirley C. Yawitz

DEPARTMENT REPRESENTATIVES

Neil G. Rains, Acting Secretary of AAB  
Robert Noelke, Housing Inspector, CED

<u>Item No.</u>	<u>Page No.</u>	<u>Case No.</u>	<u>Property Address</u>
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ABATEMENT APPEALS:

1.	1 - 3	6501	<u>132 Bertita Street</u> Lawrence L. Laughlin c/o Betty Laughlin
2.	4 - 6	6502	<u>689-691 Minna Street</u> E. R. Stevenson c/o Richard Norris
3.	7 - 9	6503	<u>532-536 Green Street</u> Mary & Richard Tom c/o Frederick Tom
4.	10 - 12	6504	<u>63-65 Henry Street</u> Patrick J. Dwan c/o Pat J. Dwan
5.	13 - 22	6505	<u>1145 Gates Street</u> Hoy & Lurenia Henderson c/o Deborah Gellermann

FRANCHISE TAX BOARD HEARINGS:

6.	23 - 24	3384	<u>689-691 Minna Street</u> E. R. Stevenson c/o Richard Norris
7.	25 - 26	3385	<u>3487-91 17th Street</u> Lee Song K & Chong Hwa S
8.	27 - 28	3386	<u>14 - 18 Woodward Street</u> Bayani M. Miranda



9.	29 - 30	3387	<u>753-757 Minna Street</u> Mary L. Rosewics c/o John J. Rosewics
10.	31 - 33	3388	<u>125 6th Street</u> Nitin Kumar
 <u>FRANCHISE TAX BOARD CONTINUED HEARINGS:</u>			
11.	34 - 38	3363	<u>1255 16th Avenue</u> Alfredo & Engracia Lagman c/o Richard M. Grabstein, Esq.
12.	39 - 41	3370	<u>240 Ocean Avenue</u> James D. Walsh c/o Neil Hartnett & Jerrold G. Kaufman
13.	42 - 49	3373	<u>367 Arquello Bl.</u> Lee Barbara & Eng Albert Tr. c/o Richard Lee
14.	50 - 52F	3381	<u>14 Roemer Way</u> Josefa R. Carroll

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NOTE: FTB Case No. 3383 heard May 26, 1993

E-n-d.

/ml

cc: AAB Members  
Superintendent, BBI  
Assistant Superintendent, HID, BBI  
Assistant Superintendent, C.I. Program, BBI  
Secretary, AAB  
BBI Hearing Officer  
City Attorney  
City Planning  
Public Library, c/o Jerry Roth  
CED Record Clerk  
File (2 copies)  
Agenda Only:  
Board of Permit Appeals, City Hall, Rm. 159A  
SF Fire Department  
SF Public Health Dep't. - Rm. 217  
Posting Copy at City Hall







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Laughlin Lawrence L.

132 Bertita St.

San Francisco, CA 94112

Date: November 12, 1993

Nature of Appeal:

- ☒ Director's Order  
☐ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 132 Bertita Street

BLOCK 6968 LOT 043

APPEAL NO. 6501 S-NC-DEQ DDO

INSPECTOR Robert Noelke, CED

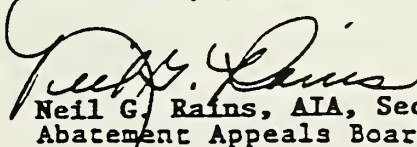
Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Sept. 7, 1993, will be heard by the Board at 1:30 p.m. on November 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Lawrence Betty Laughlin  
Appellant

Appeal Number 6501

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on \_\_\_\_\_.

- (2) The affected premises are located at 132 Bertha St SE, San Francisco. They contain 1 dwelling units and 0 rooming units.

- (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

We can not afford to make repairs even tho the inspectors put items on the inspection report that were not valid. Betty works 6 months year R.O. ~~casual~~ I receive as of Jan 93, 640.00 disability retirement. We have 15 children with 7 still at home - and to this point have kept our

- (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

Request life time moratorium. First I was suckered in by inspector tiram to file for converting my home into a multi unit (4). Since the seller had the door covered and were renting rooms. This has been removed  
(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner(s).

- (6) The official address of the undersigned is:

Lawrence Betty Laughlin  
132 Bertha St  
SE Ca 94112 Tel. No. 415 585 4576

Date Sept 7 93

Lawrence B. Laughlin  
Signature (Print Name Below)





City and County of San Francisco

Department of Public Works  
Bureau of Building Inspection



HOUSING INSPECTION DIVISION

DATE: 08/13/93  
PROPERTY ADDRESS:  
132 BERTITA ST  
BLOCK: 6968 LOT: 043  
SEQ: 01 CASE: DDO

460 McAllister St

APPEAL FILING  
I am dealing with  
Abatement Appeals Board (AAB)  
~~1390 Market St, Suite 250~~  
San Francisco, CA 94102  
Tel. No. ~~554-8742~~ 558-6454  
FILING FEE: \$56.24

LAUGHLIN LAWRENCE L  
132 BERTITA ST  
SAN FRANCISCO CA

OWNER'S NAME:  
LAUGHLIN BETTY M & LAWRENCE L

941.2

INSPECTOR: \_\_\_\_\_  
DISTRICT: \_\_\_\_\_ CT: \_\_\_\_\_

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE      REGULAR      ORDER NO. 162928

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 08/04/93 in accordance with the DPW HEARING ORDER NO. 161526. The hearing was conducted by a representative of the Director. THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 08/31/93.

Owner  
File (2)  
BID (5) (1 Signed)  
  
Approved: 08/04/93

Very Truly Yours  
  
John E. Cribbs  
Director of Public Works

(3)

01 Nodke





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Stevenson E R  
7314 Rainbow Dr. #C  
Cupertino, CA 94014

Date: November 12, 1993

Nature of Appeal:

- ☒ Director's Order  
☐ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 689-691 Minna St.

BLOCK 3727 LOT 064

APPEAL NO. 6502 S-NC-DEQ DCO

INSPECTOR Robert Noelke, CED

Per Appellant:

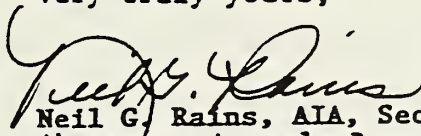
This is to serve notice that your appeal, filed with the Abatement Appeals Board on Sept. 15, 1993, will be heard by the Board at 1:30 p.m. on November 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

cc: R. D. Norris  
216 Clement St.  
San Francisco, CA 94118

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant  
and a copy is sent to Appellant's Agent.





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

E. R. STEVENSON BY R. D. NORRIS  
Appellant

Appeal Number 6502

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the #163245  
Director of Public Works, of the City and County of San Francisco, on  
\_\_\_\_\_.

- (2) The affected premises are located at 691 MINNA ST,  
San Francisco. They contain ONE dwelling units and NO  
rooming units.

DPW HE, OR. NO. 162-390

- (3) (State in ordinary and concise language the specific nature of the action  
appealed from, together with any material facts relating thereto.)

A NEW TENNANT HAS AGREED TO TAKE OVER THE  
BUILDING AND START REPAIRS -

THE BUILDING WAS DAMAGED BY BAD TENNANTS, UNKNOWN  
BY OWNER

- (4) (State the relief you need and reasons why you claim the appealed action  
should be modified or reversed by this board.)

NEED MORE TIME FOR OWNER REPAIRS

(Attach additional sheet(s) if necessary.)

- (5) The undersigned is the owner/agent, (state which) of the premises  
described in Paragraph (2) above 691 MINNA.

- (6) The official address of the undersigned is:

R. D. NORRIS 216 CLEMENT ST. SF. 94118-2408 / PDW 52 2799

Tel. No. 415/752-2799

Date 15 SEPT 93

Richard Norris  
Signature (Print Name Below)

⑤ RICHARD NORRIS





# City and County of San Francisco

## Department of Public Works Bureau of Building Inspection

### HOUSING INSPECTION DIVISION

DATE: 08/27/93  
PROPERTY ADDRESS:  
689-691 MINNA ST  
BLOCK: 3727 LOT: 064  
SEQ: 01 CASE: DCO

STEVENSON E R  
7314 RAINBOW DR #C  
CUPERTINO CA

94014

OWNER'S NAME:  
STEVENSON E R

INSPECTOR: \_\_\_\_\_  
DISTRICT: CT: 176

APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
1390 Market St. Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$56.24

### ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 162345

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 08/18/93 in accordance with the DPW HEARING ORDER NO. 162390. The hearing was conducted by a representative of the Director. THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

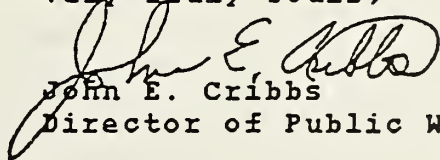
The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 09/14/93.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 08/18/93

Very Truly Yours,

  
John E. Cribbs  
Director of Public Works

(6)





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Date: November 12, 1993

Nature of Appeal:

Tom, Mary & Richard

375 - 20th Avenue

San Francisco, CA 94121

☒

Director's Order

☐

Franchise Tax Board Notices

☐

Superintendent's Complaint  
Waived Hearing

☐

Other \_\_\_\_\_

PROPERTY ADDRESS 532 - 536 Green St.

BLOCK 0116 LOT 015

APPEAL NO. 6503 S-NC-DEQ DIO

INSPECTOR Robert Noelke, CED

Per Appellant:


This is to serve notice that your appeal, filed with the Abatement Appeals Board on Sept. 20, 1993, will be heard by the Board at 1:30 p.m. on November 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

cc: Frederick Tom  
17 Silverview Dr.  
San Francisco, CA 94124

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant  
and a copy is sent to Appellant's Agent.





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

MARY TOM  
Appellant

Appeal Number 6503

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 8/18/93.

(2) The affected premises are located at 532-536 GREEN ST., San Francisco. They contain 4 dwelling units and        rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

AWAITING PERMIT FROM CCSF

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

ADDITIONAL TIME MAY BE NEEDED AFTER PERMIT IS  
ISSUED IN ORDER TO COMPLETE THE WORK/REPAIRS  
REQUIRED.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner (agent) (state which) of the premises described in Paragraph (2) above AGENT.

(6) The official address of the undersigned is:

17 SILVERVIEW DR.

SF., CA. 94124

Tel. No. (415) 641-6248

Date 9/20/93

[Signature]  
Signature (Print Name Below)  
FREDERICK TOM





ADDRESS: 532-536 GREEN STREET

BLOCK: 0116  
SEQ: 01LOT: 015  
CASE: D10

APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$56.00  
460 McAllister St

TOM, MARY & RICHARD  
375 - 20th AVENUE  
SAN FRANCISCO, CA 94121OWNER'S NAME:  
TOM, RICHARD & MARY

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 163,246

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON AUGUST 18, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO. 162,442.

THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 60 DAYS TO MEET CITY PLANNING AND OTHER CITY AGENCY REQUIREMENTS.
2. 60 DAYS; THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF SEPTEMBER 14, 1993.

FILE (2)  
OWNER  
BBI (3) (1 signed)

JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS

9







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Patrick J. Dwan  
63 Henry St.  
San Francisco, CA 94114

Date: November 12, 1993

Nature of Appeal:

- ☒ Director's Order  
☐ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 63-65 Henry St.

BLOCK 3541 LOT 038

APPEAL NO. 6504 S-NC-DEQ BWO

INSPECTOR Robert Noelke, CED


Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Sept. 24, 1993, will be heard by the Board at 1:30 p.m. on November 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant *af*

(10)





APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$ 50.24

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Pat. J. Dwan  
Appellant

Appeal Number 6504

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on \_\_\_\_\_.

(2) The affected premises are located at 65A Henry St., San Francisco. They contain \_\_\_\_\_ dwelling units and \_\_\_\_\_ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Hearing of a complaint ORDER No 16256  
Neighbor has complained said structure  
constitutes a Public Nuisance  
MR W. Belmont. across Henry St.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)  
Waiting for drawings  
From Architect, so that we make take out  
Permit of Work.

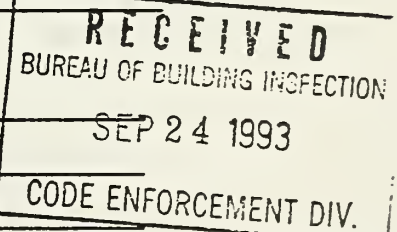
(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above \_\_\_\_\_

(6) The official address of the undersigned is:

65A Henry St. SF. 94114

\_\_\_\_\_ Tel. No. \_\_\_\_\_



Date 9/24/93

Pat J Dwan  
Signature (Print Name Below)

⑪ Pat J Dwan



City and County of San Francisco

Department of Public Works  
Bureau of Building Inspection



HOUSING INSPECTION DIVISION

DATE: 09/10/93  
PROPERTY ADDRESS:  
63-65 HENRY ST  
BLOCK: 3541 LOT: 038  
SEQ: 01 CASE: BW0

DWAN PATRICK J  
63 HENRY ST  
SAN FRANCISCO CA

OWNER'S NAME:  
DWAN PATRICK J

94114

INSPECTOR: \_\_\_\_\_  
DISTRICT: \_\_\_\_\_ CT: \_\_\_\_\_

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE  
BUILDING CODE REGULAR ORDER NO. 163,342

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 09/01/93 in accordance with the DPW HEARING ORDER NO. 162156. The hearing was conducted by a representative of the Director. THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

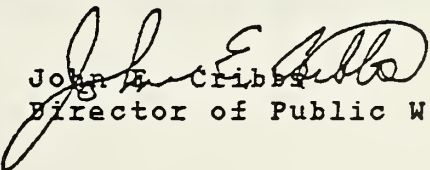
The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 09/28/93.

Owner  
File (2)  
BID (5) (1 Signed)

Approved: 09/01/93

Very Truly Yours,

  
John E. Cribbs  
Director of Public Works

12

P20-D20-003

(415)558-6220

450 MCALLISTER ROOM 302 SAN FRANCISCO 94102







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Date: November 12, 1993

Nature of Appeal:

Henderson Hoy & Lurenia

519 10th Av.

San Francisco, CA 94118

☒

Director's Order

☐

Franchise Tax Board Notices

☐

Superintendent's Complaint  
Waived Hearing

☐

Other \_\_\_\_\_

PROPERTY ADDRESS 1145 Hayes St.

BLOCK 0824 LOT 002

APPEAL NO. 6505 S-NC-DEQ DDO

INSPECTOR Robert Noelke, CED

Dear Appellant:


This is to serve notice that your appeal, filed with the Abatement Appeals Board on Sept. 24, 1993, will be heard by the Board at 1:30 p.m. on November 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

cc: Deborah Gellermann  
519 10th Av.  
San Francisco, CA 94118

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant  
and a copy is sent to Appellant's Agent.

13



1 of 1 pages

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

How Henderson  
Appellant

Appeal Number 6505

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on August 18, 1993.
- (2) The affected premises are located at 1145 Hayes St., San Francisco. They contain 14 dwelling units and 0 rooming units.

\* (3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

The conditions are not as stated in the complaint. The conditions are a great improvement, hazards have been removed, not created. The improvements are an enhancement to the property and neighborhood.

It would be appreciated if you would read the attached information and statement to the ABA.

\* (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

The relief needed is a reversal of the DPW findings.

A permit (#9020189) was obtained. All corrections requested by inspectors were done at the time of the job. City inspectors approved the work. Approved Plans did not call for, inspectors did not ask for, we cannot afford requested changes at this time. This 'VIOLATION' is stressful, costly and unjust.  
(Attach additional sheet(s) if necessary.)

SEE ATTACHED

- (5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above agent (daughter).
- (6) The official address of the undersigned is:

Deborah Gellermann  
519 10th Ave  
SF 94118 Tel. No. 386-6708 (H) 252-5370 (W)

\* This appeal is filed with the hope that you will allow my father (owner, once he is able, to add further details.

Date Sept. 24, 1993

D. Ai  
Signature (Print Name Below)

(14)

Deborah Gellermann





FORM

BUREAU OF BUILDING INSPECTION  
CITY AND COUNTY OF SAN FRANCISCO

## INSPECTION RECORD

APPLICATION NO.: 9020189 PERMIT NO.: 659191X ISSUED: \_\_\_\_\_  
JOB ADDRESS: 1145 Hayes St. BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_

NATURE OF WORK:

INSPECTIONS	DATE	INSPECTORS
FOUNDATION FORMS		
FOUNDATION STEEL		
UNDER GROUND		
<input checked="" type="checkbox"/> O.K. TO POUR		<u>TLC</u>

## ADDITIONAL WORK REQUIRING APPROVALS

INSPECTIONS	DATE	INSPECTORS
SPECIAL INSPECTION		
<u>Forms &amp; Rebar</u>	<u>11/23/90</u>	<u>John L. Kelly</u>
<u>Trench</u>		
<u>1 1/2" PVC</u>		
<u>1 1/2" Rigid</u>		

DO NOT POUR CONCRETE UNTIL ABOVE IS SIGNED.

PLUMBING  
UNDERGROUND  
ELECTRICAL  
UNDERGROUND

DO NOT POUR CONCRETE SLAB UNTIL THE ABOVE IS SIGNED.

ROUGH FRAMING		
ROUGH ELECTRICAL	<u>1-11-91</u>	<u>Q.F.</u>
ROUGH PLUMBING	<u>1/14/91</u>	<u>Q.F.</u>
INSULATION		
SOUND TRANSMISSION		
ROUGH SPRINKLERS		
FLUE, VENTS, & DUCTS		
HYDROSTATIC TEST		
O.K. TO COVER		

DO NOT COVER UNTIL ABOVE IS SIGNED.

## FINAL INSPECTION

INSPECTIONS	DATE	INSPECTORS
STANDPIPES, WET/DRY		
FIRE ALARM		
SECURITY ORD.		
ENERGY ORD.		
SMOKE & HEAT DETECTORS		
FINAL HOUSING		
FINAL ELECTRICAL		
FINAL PLUMBING		
FINAL BUR. OF ENG.		
FINAL FIRE DEPT.		
FINAL HEALTH DEPT.		
FINAL BUILDING CERTIFICATE FINAL COMPLETION	<u>5.7.91</u>	<u>TLC</u>





September 22, 1993

To: Abatement Appeals Board  
Room 260, Fox Plaza Bldg.  
1390 Market Street  
San Francisco CA 94102

From: Deborah Gellermann  
519 Tenth Avenue  
San Francisco CA 94118  
386-6708

Re: 1145 Hayes St  
Block: 0824 Lot: 002  
Seq: 01 Case: DDO  
Owner: Hoy Henderson & Sandra Wondaferow, Trustee

My father, Hoy Henderson, has spent much of 1993 watching his wife of 50 years died of cancer. My mother, Lurenia Henderson, passed away on August 25. During this very stressful time, they have also been trying to deal with a "VIOLATION" from The Department of Public Works Bureau of Building Inspection.

On September 10 my father received a certified letter from The Department of Public Works. It gave him 10 days to appeal to the Abatement Appeals Board. Being unable to cope with this matter at this time, he has asked me to do what I can.

Below I have summarized some of the information I have been able to ascertain.

Hoy & Lurenia Henderson (a retired S.F. police officer and U.S. Postal worker) bought 14 units at 1145 Hayes.

Behind the apartments there was a rutted, uneven driveway off Fell Street and a fire hazard, weed and rat infested yard with no lighting or security (a place where neighbors drew their curtains to avoid viewing and tenants had no desire to walk through or use). Water from the driveway and yard was not connected to any drainage system. It played havoc wherever it pleased. The mischievous and criminals had easy access from Fell to my parents units as well as many neighbors' property.

In 1990 Hoy and Lurenia Henderson decided to take a loan and spend a great deal of money improving their property.

Now, they had owned this property since the 70's. They may have had to cut the weeds occasionally to satisfy fire codes but they were never told that *"conditions exist in the premises in violation of the provisions of the San Francisco Municipal Code, which are hazardous to the health and safety of the residents and neighbors and which render the property to be unsafe, substandard and a public nuisance."* (L.L. Litchfield, PE 7/26/93).



Anyway, they took out the loan to make their property truly fitting to belong on Alamo Square. Many improvements were made. The ones connected to Building Permit Application #9020189 included installing a security gate off Fell Street, improving the driveway, adding 7 parking places (after all, what is the biggest complaint in The City), adding a drainage system for the parking lot and part of the driveway, adding security lighting, installing retaining walls and leveling more of the remaining garden area.

Now the neighbors open their curtains. Many have been inspired to improve their backyards. Now there are 7 more parking places in the neighborhood and 7 more people have a safe, secure place to park their cars. Now, the tenants use the backyard. Several have begun vegetable gardens. Now, The City declares the area "unsafe and substandard".

Hoy and Lurenia Henderson did not do this work without permits. They obtained Building Permit Application #9020189. My parents had licensed contractors and engineers do the work. The work was inspected. The Bureau of Building Inspection City and County of San Francisco Inspection Record shows that on May 7, 1991 TL Corlett signed off in the little final inspection area of the form.

I suggest you visit 1145 Hayes. I suggest you talk to all the tenants, I suggest you talk to all the neighbors. (All, but the one who has somehow managed to cause this attack by this city department causing great pain and stress to my parents.) I believe William Abend, architect (333-5595) may have some pre-improvement yard pictures; you may want to call him.

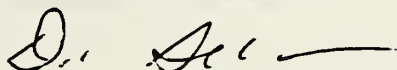
I really don't understand, what the problem is. On behalf of my father, Hoy Henderson, I appeal to the Abatement Appeals Board to drop this violation. 1145 Hayes should be made a model for other landlords. A clean, well kept, secure building with fair rents. A place from which tenants don't want to move.

Though I'm sure you must have a huge file on this matter, I have included copies of a few forms I found that may have some relevance. They are listed below.

- INSPECTION RECORD (final inspection 5/7/91 by TL Corlett)
- NOTICE OF VIOLATION (5/20/92)
- PARKING LOT & DRIVE WAY SPECIFICATIONS
- ORDER OF ABATEMENT UNDER SECTION 203-203.1 OF THE BUILDING CODE ORDER NO. 163,242
- LITCHFIELD SAYS (July 26, 1993)

I am attaching this to an APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO. I trust your honest investigation into this matter will lead to a reversal.

Deborah Gellermann







## SUPPLEMENTAL INSPECTION RECORD

11/26/90 Keep 12 Deep Key of the Ret. wall as shown -  
flow otherwise. Job to part. m.f.

\* 12/6/90 Ret-wall stems OK (Special-  
inspection & reports req'd) TCC

12/31/90 Unkorn field - drop in site removed OK





## NOTICE OF VIOLATION

of the San Francisco Municipal Code, Regarding Unsafe,  
Substandard or Noncomplying Structure or Land or Occupancy Thereof.

FIRST NOTICE

NOTICE DATE

5/20/92

SECOND NOTICE

OTHER

(CIRCLE ONE)

ADDRESS

1145 Hayes Street

(near yard with a driveway)  
entrance from Fell St.Building Code  
Fire-Resisting Walls  
EC-Electrical CodePC-Planning Code  
MO-Mechanical Code

CODE/SECTION#

307(f)

SFB

## VIOLATION DESCRIPTION:

The Dept. of City Planning requested the revocation/suspension  
of Building Permit Application # 9020189.

- REFERENCE: (a) The use of the rear yard for parking = a Planning Code violation.  
⇒ This would require City Planning Dept. to grant a VARIANCE.  
b) The rear yard parking reduced/eliminated the required Open Space.

The Plumbing Inspection Division has determined that a trench-drain  
should be installed as close as possible near the (Fell St. Gate entrance)

1718 SFB

## THE FOLLOWING CORRECTIVE ACTION IS REQUIRED:

☐ STOP ALL WORKWithin 30 days Owner/Architect/Contractor to contact (Dept. of City Planning)  
and to file any required VARIANCE application. Attn: Mr. Gil Chavez

Within 30 days Owner/Architect/Contractor to contact the Plumbing Insp. Division Re: draining

OTHER FEE WILL APPLY

☐ Building Fee☐ Reinspection FeeAPPROX. DATE OF  
WORK W/O PERMIT☐ Other

Otherwise, this case would be referred for abatement action.

OR FURTHER INFORMATION CONTACT INSPECTOR

John H. Lee, P.E.  
Superintendent  
Bureau of Building Inspection558-6114 Ext. 879 AM  
475 PM

John H. Lee

Inspector Signature

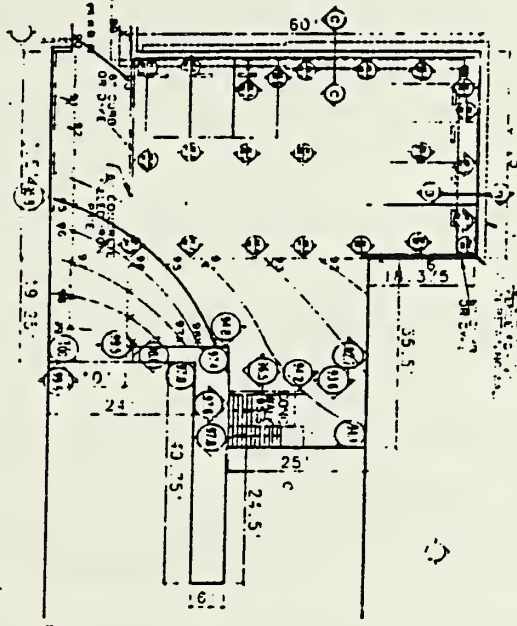
19





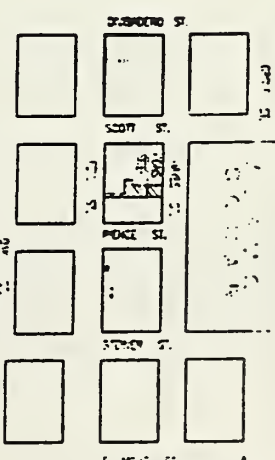
**STANDARD SPECIFICATIONS**  
FOR THE CONSTRUCTION OF

1. GENERAL NOTES
2. PRELIMINARY NOTES
3. PRELIMINARY NOTES
4. PRELIMINARY NOTES
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98. PRELIMINARY NOTES
99. PRELIMINARY NOTES
100. PRELIMINARY NOTES



FOOTING

VICINITY MAP  
N.T.S.



CONTRACTOR ASSISTANCE SERVICE

J. J. VINCENT, INC.  
2145 WEST STREET  
SANTA ANA, CALIF. 92705  
(714) 933-1000

ENGINEERS-ARCHITECTS-SUP. SCIENTISTS

PREPARED BY: J. J. VINCENT, INC.  
DATE: 10/1/70

PARKING LOT  
& DRIVE WAY  
SPECIFICATIONS

4



APPROVED

RECEIVED  
10/1/70

20







ADDRESS: 1145 HAYES STREET

BLOCK: 824

SEQ: 01

LOT: 002

CASE: DDO

HENDERSON, HOY & LURENIA  
519 - 10th AVENUE  
SAN FRANCISCO, CA 94118

OWNER'S NAME:  
HENDERSON, HOY &  
LURENIA

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 163,242

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON AUGUST 18, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO.162,384.

THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO FILE FOR A BUILDING PERMIT.
2. 60 DAYS TO MEET CITY PLANNING AND OTHER CITY AGENCY REQUIREMENTS.
3. 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF SEPTEMBER 14, 1993.

FILE (2)

OWNER

BBI (3) (1 signed)

(5) 554-6920

Room 260, City Hall

San Francisco 94102

JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS

(21)

*John E. Cribbs*





DATE: July 26, 1993  
PROPERTY ADDRESS:  
1145 HAYES ST  
BLOCK: 0824 LOT: 002  
SEQ: 01 CASE: DDO

HENDERSON HOY & LURENIA  
519 10TH AV  
SAN FRANCISCO CA

OWNER'S NAME:  
HENDERSON HOY & LURENIA

94118

INSPECTOR: \_\_\_\_\_

DISTRICT: \_\_\_\_\_ CT: \_\_\_\_\_  
SUPERINTENDENT'S COMPLAINT

L. L. LITCHFIELD SAYS:

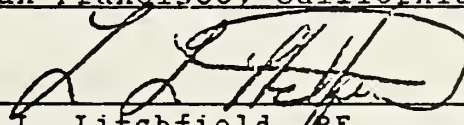
I am the duly appointed Superintendent of the Bureau of Building Inspection of the City and County of San Francisco.

That pursuant to Section 203(b) of the San Francisco Building Code, I have caused the above described premises to be inspected by inspectors of the Bureau of Building Inspection. That a Notice of Violation was sent to the owners regarding conditions found on the premises to be in violation of the provisions of the San Francisco Municipal Code, rendering the premises to be unsafe and substandard. A true copy of the Notice of Violation is attached hereto and made a part of this complaint.

That notwithstanding the service on the owner of the Notice of Violation, conditions exist in the premises in violation of the provisions of the San Francisco Municipal Code, which are hazardous to the health and safety of the residents and neighbors and which render the property to be unsafe, substandard and a public nuisance. The specific conditions existing in the premises are set forth in the reports and declarations of the inspectors attached hereto and made a part of this complaint.

Accordingly, pursuant to the provisions of Section 203(b) of the San Francisco Building Code, I hereby make this complaint to the Director of Public Works regarding the condition of the above described property and request that a hearing on the complaint be set before the Director pursuant to Section 203(b) of the San Francisco Building Code, and the premises be ordered vacated, repaired, altered or demolished.

I declare under penalty of perjury that the foregoing is true and correct. Executed at San Francisco, California, on \_\_\_\_\_

  
\_\_\_\_\_  
L. L. Litchfield, PE  
Superintendent  
Bureau of Building Inspection







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Stevenson E. R.  
7314 Rainbow Dr. #c  
Cupertino, CA 94014

Date: November 12, 1993

Nature of Appeal:

- ☐ Director's Order  
☒ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 689-691 Minna St.

BLOCK 3727 LOT 064

APPEAL NO. 3384 S-NC-DEQ DCO

INSPECTOR Robert Noelke, CED

Dear Appellant:

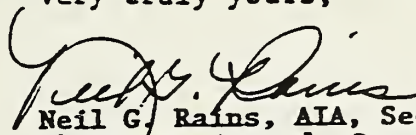
This is to serve notice that your appeal, filed with the Abatement Appeals Board on Sept. 8, 1993, will be heard by the Board at 1:30 p.m. on November 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

cc: Richard Norris  
216 Clement St.  
San Francisco, CA 94118

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant  
and a copy is sent to Appellant's Agent.

23



APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

93-170

FRANCHISE TAX BOARD

STEVENSON R. R. NORRIS  
Appellant

Appeal Number 3384

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The affected premises are located at 691 MIUNA, San Francisco. They contain ONE dwelling units and NO rooming units.
- (2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

WE NEED MORE TIME TO DO THE WORK

- (3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

WAITING FOR NEW TERMINAT

(Attach additional sheet(s) if necessary.)

- (4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above \_\_\_\_\_.
- (5) The official address of the undersigned is:

216 CLEMENT ST. SF. 94118-2408

Tel. No. 752-2799

Dated: 8 SEPT 93

Richard Norris  
Signature (Print Name Below)

RICHARD NORRIS





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Lee Song K and Chong Hwa S

3177 16th Street

San Francisco, CA 94103

Date: November 12, 1993

Nature of Appeal:

☐

Director's Order

☒

Franchise Tax Board Notices

☐

Superintendent's Complaint  
Waived Hearing

☐

Other \_\_\_\_\_

PROPERTY ADDRESS 3487-3491 17th St.

BLOCK 3577

LOT 036A

APPEAL NO. 3385

S-NC-DEQ DAO

INSPECTOR

Robert Noelke, CED

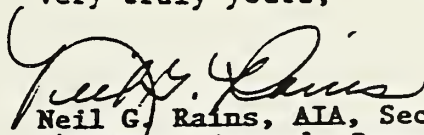
Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Sept. 9, 1993, will be heard by the Board at 1:30 p.m. on November 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant

25





File appeal with  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$ . 56.24.

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Song R. Lee  
Appellant

Appeal Number 3385

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 3487-3491 17th St, San Francisco. They contain \_\_\_\_\_ dwelling units and \_\_\_\_\_ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

City Planning hold permit  
Permit No: 930 8744. Need 6 More Month:

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above \_\_\_\_\_.

(5) The official address of the undersigned is:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ Tel. No. \_\_\_\_\_

Dated: 9/9/93

Song R. Lee  
Signature (Print Name Below)





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Date: November 12, 1993

Nature of Appeal:

Miranda Bayani M

507 Capp St.

San Francisco, CA 94110

☐

Director's Order

☒

Franchise Tax Board Notices

☐

Superintendent's Complaint  
Waived Hearing

☐

Other \_\_\_\_\_

PROPERTY ADDRESS 14-18 Woodward St.

BLOCK 3532 LOT 043

APPEAL NO. 3386 S-NC-DEQ DAO

INSPECTOR Robert Noelke, CED

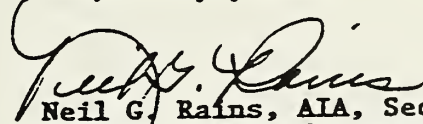
Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Sept. 19, 1993, will be heard by the Board at 1:30 p.m. on November 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,



Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant





APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

BAYANI M MIRANDA  
Appellant

Appeal Number 223-3386

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 14-18 WOODWARD ST., San Francisco. They contain 6 UNITS dwelling units and        rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

PLACED UNDER MY NAME FOR THE PURPOSE  
TO GET LOAN TO FINISH THE REQUIRED  
UP CODING OF THE BUILDING - NOTE IT WAS BURNED  
SEPT 25, 1988.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

TO FINISHED THE REPAIR AS MENTIONED ON  
(r) FUNDS IS VERY NECESSARY TO COMFORM TO  
OFFICE DEMAND. THERE WERE PERMITS FILED FOR  
REPAIR BUT FUNDS IS THE PROBLEM, WE WERE TRYING  
(Attach additional sheet(s) if necessary.)  
TO SECURE LOANS BUT LENDER REQUIREMENT - COMPLETE FIRE

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above       .

(5) The official address of the undersigned is:

178 ALBION STREET

SAN FRANCISCO CA 94110

Tel. No. 782-3900, 251-4804

Dated:       

Bayani M Miranda  
Signature (Print Name Below)  
BAYANI M MIRANDA





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Date: November 12, 1993

Nature of Appeal:

Mary L. Kosewicz

587 Flood Av.

San Francisco, CA 94112

☐

Director's Order

☒

Franchise Tax Board Notices

☐

Superintendent's Complaint  
Waived Hearing

☐

Other \_\_\_\_\_

PROPERTY ADDRESS 753-755 Minna St.

BLOCK 3728 LOT 055

APPEAL NO. 3387 S-NC-DEQ DAO

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Sept. 9, 1993, will be heard by the Board at 1:30 p.m. on November 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

cc: John J. Kosewicz  
587 Flood Av.  
San Francisco, CA 94112

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant  
and a copy is sent to Appellant's Agent.

(29)





APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$ 56.24.

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Mary J Kosewicz  
Appellant

Appeal Number 3387

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The affected premises are located at 753-757 Minna St. San Francisco. They contain 4 dwelling units and NONE rooming units.

- (2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

*Unauthorized storage by tenant of Bldg 759 Minna claiming valuable govt records of FOC*

- (3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

*I do not know which is records or which is his collection of Valuables, so it must be determined by Tenant Mr Island Meyerove.*

*Request 30 days extension*

(Attach additional sheet(s) if necessary.)

- (4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above. Mary J Kosewicz John Kosewicz, Jr.

- (5) The official address of the undersigned is: Conservator

587 Flood  
ST CA 94117 Tel. No. 864 3970  
585 5328

Dated: 9-7-93

John Kosewicz  
Signature (Print Name Below)  
JOHN J ROSEWIC







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Date: November 12, 1993

Nitin Kumar

1480 University Av.

San Jose, CA 95126

Nature of Appeal:

☐

Director's Order

☒

Franchise Tax Board Notices

☐

Superintendent's Complaint  
Waived Hearing

☐

Other \_\_\_\_\_

PROPERTY ADDRESS 117 6th St. (125 6th St.)

BLOCK 3725

LOT 079

APPEAL NO. 3388

S-NC-DEQ DCO

INSPECTOR \_\_\_\_\_

Robert Noelke, CED

Dear Appellant:

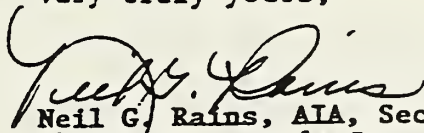
This is to serve notice that your appeal, filed with the Abatement Appeals Board on Sept. 10, 1993, will be heard by the Board at 1:30 p.m. on November 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

cc: Hogan and Vest Inc.  
949 Stockton St.  
San Francisco, CA 94108

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant  
and a copy is sent to Appellant's Agent.

31



APPEAL FILING

File appeal with

Abatement Appeals Board (AAB)

1390 Market St., Suite 250

San Francisco, CA 94102

Tel. No. 554-8742

FILING FEE: \$ 56.24.

233

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Nitin KUMAR

Appellant

Appeal Number 3388

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 125 6th Street, San Francisco. They contain 65 dwelling units and 29 rooming units (tourist) (Kendall)

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).  
This notice of noncompliance was based on a Notice of Violation dated June 7, 1990. All violations have been corrected.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner agent, (state which) of the premises described in Paragraph (2) above

(5) The official address of the undersigned is:

Agent

Nitin KUMAR

HopAN And Vest Inc.

1400 UNIVERSITY Ave.

949 STOCKTON ST. S.F. CA. 94109

SAN JOSE, CA. 95126

Tel. No. (415) 421-7116

Dated: September - 10, 1993

Nitin KUMAR  
Signature (Print Name Below)  
Nitin KUMAR







REAL ESTATE • PROPERTY MANAGEMENT  
949 STOCKTON STREET      SAN FRANCISCO, CA 94108  
PHONE (415) 421-7116      FAX (415) 421-1943

September 10, 1993

Abatement Appeals Board  
1390 Market Street, Suite 250  
San Francisco, CA 94102

Hand Delivered

Re: 125 6th Street (Rose Hotel), San Francisco, CA

Gentlemen:

Reference is made to your Notice of Non Compliance dated August 31, 1993 with respect to the above-captioned subject.

In this connection, enclosed herewith is our completed and executed Notice of Non Compliance dated September 10, 1993. Additionally, enclosed is our check No. 019634 dated September 10, 1993 in the amount of \$56.24 covering the filing fee.

We would appreciate your expeditious processing of our herewith transmitted Notice of Non Compliance.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Ted Donaldson', is written over a horizontal line.

Ted Donaldson

TD/pl  
encl.

c.c. Mr. Nitin Kumar





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301  
San Francisco, CA 94102  
558-6168

NATURE OF APPEAL

- ☐ Director's Order  
☒ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing

NOTICE OF DECISION

- ☐ ABSENT  
☒ PRESENT

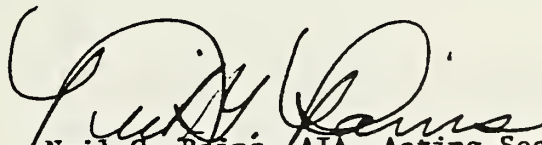
Appellant Alfredo & Engracia Lagman  
Address 1049 Mephram Dr.  
Pittsburg, CA 94565

PROPERTY ADDRESS 1255 16th Avenue  
BLOCK 1734 LOT 010  
HEARING DATE October 27, 1993  
APPEAL NUMBER 3363  
INSPECTOR Robert Noelke

ABATEMENT APPEALS BOARD DECISION:

No quorum, President William Abend abstained from hearing this case.  
The case is set aside for next hearing to be scheduled on  
November 24, 1993.

cc: Richard M. Grabstein, Esq.  
645 Larkin Street, Upper Level  
San Francisco, CA 94109

  
Neil G. Rains, AIA, Acting Secretary  
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(r) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: November 16, 1993





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301  
San Francisco, CA 94102  
558-6168

NATURE OF APPEAL

- ☐ Director's Order  
☒ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing

NOTICE OF DECISION

- ☐ ABSENT  
☒ PRESENT

Appellant Alfredo & Engracia Lagman

Address 1049 Mephram Dr.  
Pittsburg, CA 94565

PROPERTY ADDRESS 1255 16th Ave.

BLOCK 1734 LOT 010

HEARING DATE August 25, 1993


APPEAL NUMBER 3363

INSPECTOR Robert Noelke

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on October 27, 1993.

cc: Richard M. Grabstein, Esq.  
645 Larkin Street, Upper Level  
San Francisco, CA 94109

  
Neil G. Rains, AIA, Acting Secretary  
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(c) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: September 9, 1993







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Alfredo & Engracia Lagman  
1049 Mephram Dr.  
Pittsburg, CA 94565

Date: August 5, 1993

Nature of Appeal:

- ☐ Director's Order  
☒ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 1255 16th Av.

BLOCK 1734 LOT 010

APPEAL NO. 3363 S-NC-DEQ DI

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on March 5, 1993, will be heard by the Board at 1:30 p.m. on August 25, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

cc: Richard M. Grabstein, Esq.  
645 Larkin Street - Upper Level  
San Francisco, CA 94109

*Neil G. Rains*  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant and a copy to Appellant's agent.



File appeal with  
Abatement Appeals Board (AAB)  
139 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$ 54.60

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Alfredeo & Engracia Lagman

Appellant

Appeal Number 3363

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (1) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

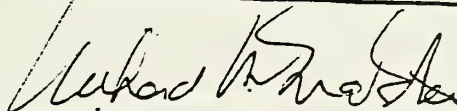
- (1) The affected premises are located at 1255-16th Avenue San Francisco. They contain \* 13 guest rooms dwelling units and \*                      rooming units.
- (2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto). Full inspection performed 11/87 with Notice of Violation in 2/88. Most items were corrected pursuant to Permit issued 6/88 and completed in 7/88. Other items were corrected which did not require a Building Permit but were never finally inspected and abatement proceedings were initiated. Application has been filed for Permit to secure final inspection.
- (3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board). A. Hearing on 3/3/93 granted on week abeyance to secure Permit and complete inspection and this period has not expired. Notice of Noncompliance dated 2/26/93 is premature. B. Minor items not requiring Permit were not resolved in 1988 by completed/permitted work. C. Relief requested is that Notice of Noncompliance be vacated.

(Attach additional sheet(s) if necessary.)

- (4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Attorney for owner/agent
- (5) The official address of the undersigned is:  
Richard M. Grabstein, Esq.  
645 Larkin Street-Upper Level  
San Francisco, CA. 94109

Tel. No. (415) 673-8954

Dated: March 5, 1993



Signature (Print Name Below)

Richard M. Grabstein

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)





92

Law Offices of  
ORME and GRABSTEIN

John Robin Orme  
Richard M. Grabstein

645 Larkin Street - Upper Level  
San Francisco, California 94109

Telephone: (415) 673-8954  
FAX: (415) 673-1612

March 5, 1993

Abatement Appeals Board  
1390 Market Street, #260  
San Francisco, California 94102

Re: 1255-16th Avenue  
Notice of Noncompliance #93-092  
Date of Noncompliance - 2/26/93

Dear Sir/Madam:

Enclosed is the APPEAL TO THE ABATEMENT APPEALS BOARD in the referenced matter.

Also enclosed is our check to your order in the sum of \$54.60 as the filing fee for the Appeal.

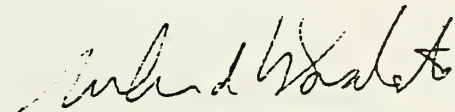
There is a substantial amount of documentary evidence to be considered at the hearing of this Appeal and it has not all been submitted with the Appeal which is merely a brief statement of the background of the matter and the relief sought. Hopefully, prior to any such hearing, the matter will be fully resolved between the owners of the building and the Bureau of Building Inspectors Code Enforcement Division.

Please contact the undersigned if there are any questions whatsoever regarding this matter.

Thank you for your prompt attention.

Very truly yours,

ORME & GRABSTEIN



Richard M. Grabstein

Encl.  
RMG/dc





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301  
San Francisco, CA 94102  
558-6168

NATURE OF APPEAL

- ☐ Director's Order  
☒ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing

NOTICE OF DECISION

- ☐ ABSENT  
☒ PRESENT

Appellant James & Betty Walsh  
Address 24725 Clayton Rd.  
Grass Valley, CA 95949

PROPERTY ADDRESS 240 Ocean av.  
BLOCK 3211 LOT 8-C  
HEARING DATE September 22, 1993  
APPEAL NUMBER 3370  
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be in November 24, 1993.

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(r) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: October 20, 1993





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Date: September 7, 1993

Nature of Appeal:

James & Betty Walsh  
24725 Clayton Rd.  
Grass Valley, CA 95949

- ☒ Director's Order  
☐ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 240 Ocean Av.

BLOCK 3211 LOT 8-C

APPEAL NO. 3370 S-NC-DEQ DI

INSPECTOR Robert Noelke

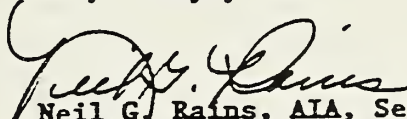
Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on March 15, 1993, will be heard by the Board at 1:30 p.m. on September 22, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing is sent to Appellant

CD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102





APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$52.50

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

JAMES & BETTY WALSH

Appellant

Appeal Number 3370

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

- (1) The affected premises are located at 240 OCEAN AVENUE, San Francisco. They contain EIGHT dwelling units and -0- rooming units.
- (2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

BUILDING CODE ENFORCEMENT - VARIOUS VIOLATIONS

- (3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

BUILDING PLANS ARE BEING PREPARED. MOST OF MINOR VIOLATIONS HAVE BEEN CORRECTED. AT HEARING ON MARCH 10, 1993, 180 DAYS WERE GRANTED TO COMPLETE WORK.  
RESPECTFULLY REQUEST THAT A.A.B. GRANT 180 DAYS ABATEMENT TO COORDINATE WITH B.B.I.

(Attach additional sheet(s) if necessary.)

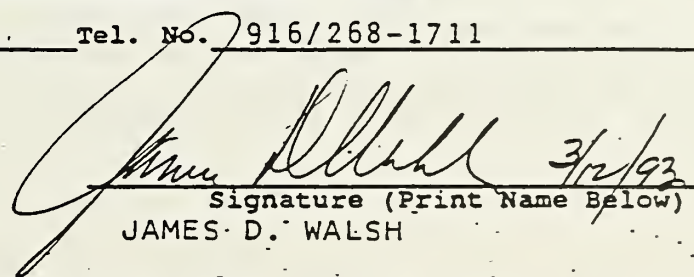
- (4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above \_\_\_\_\_.
- (5) The official address of the undersigned is:

JAMES D. WALSH

24725 CLAYTON ROAD, GRASS VALLEY, CA. 95949

Tel. No. 916/268-1711

Dated: MARCH 12, 1993

 3/12/93  
Signature (Print Name Below)

JAMES D. WALSH

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301  
San Francisco, CA 94102  
558-6168

NATURE OF APPEAL

- ☐ Director's Order  
☒ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing

NOTICE OF DECISION

- ☒ ABSENT  
☐ PRESENT


Appellant Lee Barbara & Eng Albert Tr.  
Address c/o Barbara Lee & Albert Eng  
164 Marview Wy  
San Francisco, CA 94131

PROPERTY ADDRESS 367 Arguello Bl.  
BLOCK 1432 LOT 013  
HEARING DATE October 27, 1993  
APPEAL NUMBER 3373  
INSPECTOR Robert Noelke

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days at the Appellant's request. The next hearing will be on November 24, 1993.

cc: Richard Lee  
9 Gladeview Way  
San Francisco, CA 94131

  
Neil G. Rains, AIA, Acting Secretary  
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(r) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: November 16, 1993







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Date: October 12, 1993

Lee Barbara & Eng Albert Tr

c/o Barbara Lee & Albert Eng

164 Marview Wy

San Francisco, CA 94131

Nature of Appeal:

☐

Director's Order

☒

Franchise Tax Board Notices

☐

Superintendent's Complaint  
Waived Hearing

☐

Other \_\_\_\_\_

PROPERTY ADDRESS 367 Arguello Bl

BLOCK 1432 LOT 013

APPEAL NO. 3373 S-NC-DEQ DIO

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on April 8, 1993, will be heard by the Board at 1:30 p.m. on October 27, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

cc: Richard Lee  
9 Gladeview Way  
San Francisco, CA 94131

\* Original Notice of Hearing was sent to Appellant  
and a copy was sent to Appellant's Agent.

MA (43)



APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$ 54.60

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

RICHARD J. LEE  
Appellant

Appeal Number 3373

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 367 ARBUZZELLO BLVD, San Francisco. They contain 6 dwelling units and          rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

APPEALING NOTICE OF NONCOMPLIANCE 93-102, MARCH 31, 1993  
FOR SUBSTANDARD RENTAL HOUSING (ENCLOSED)

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

PREVENT NOTICE OF NONCOMPLIANCE BEING SENT TO THE FRANCHISE  
TAX BOARD. REASON: ATTENDED FEBRUARY 24 HEARING. ORDER  
OF ABATEMENT GIVEN. HAS COMPLIED WITH ABATEMENT.  
APPLIED FOR PERMIT (NO. 930437) (ENCLOSED).  
PERMIT PENDING.

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER.

(5) The official address of the undersigned is:

9 GLADEVIEW WAY  
SAN FRANCISCO CA 94131

Tel. No. H 285-2391  
W. 554-2798

Dated:

4-6-93

Richard J. Lee  
Signature (Print Name Below)

RICHARD J. LEE

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)

(44)





APRIL 6, 1993

ABATEMENT APPEAL BOARD  
1390 MARKET ST. JUNE 250  
SAN FRANCISCO, CA 94102

GENTLEMEN:

AS OWNERS OF THE PROPERTY OF 367 ARGUELLO  
WE RECEIVED THE NOTICE OF NONCOMPLIANCE  
FROM THE DEPARTMENT OF PUBLIC WORKS. DATED  
MARCH 31.

SINCE WE ARE NOW COMPLYING WITH THE  
ABATEMENT ORDER 161,540 WE DO NOT  
UNDERSTAND WHY WE SHOULD HAVE RECEIVED  
THE NOTICE OF NONCOMPLIANCE IN THE FIRST PLACE.  
WE DO NOT FEEL IT IS FAIR TO REQUEST  
AN APPEAL, PAY A FILING FEE, AND  
ATTEND A HEARING.

THEREFORE I WOULD LIKE TO REQUEST A  
REFUND OF OUR FILING FEE AND TO  
REVOKE THE NOTICE OF NONCOMPLIANCE.  
THANK YOU FOR YOUR CONSIDERATION.

RICHARD LEE  
9 GLADEVIEW WAY  
SAN FRANCISCO CA 94131  
(45)







ADDRESS: 367 ARGUELLO BLVD.

BLOCK: 1432

LOT: 013

SEQ.: 01

CASE: DIO

## APPEAL FILING

File appeal with

Abatement Appeals Board (AAB)

1390 Market St., Suite 250

San Francisco, CA 94102

Tel. No. 554-8742 66

FILING FEE: \$ 54

LEE BARBARA & ENG ALBERT TR.  
c/o BARBARA LEE & ALBERT ENG  
164 MARVIEW WAY  
SAN FRANCISCO, CA 94131

OWNER'S NAME:  
LEE BARBARA & ENG  
ALBERT TR.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE  
ORDER NO. 161,540

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON FEBRUARY 24, 1993 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 160,403. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO FILE FOR A BUILDING PERMIT.
2. 30 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
3. 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF MARCH 13, 1993.

*John E. Cribbs*  
JOHN E. CRIBBS  
DIRECTOR OF PUBLIC WORKS

46

FILE (2)  
OWNER  
BBI (3) (1 signed)



DATE 3-22-93

APPLICATION FILING FEE —  
PLAN CHECKING RECEIPT

246911

RECEIVED OF

William + Janice Hwang

BUILDING APPLICATION NUMBERS

9304637

FEE FOR APPLICATION FILING AND CHECKING PLANS, PRESCRIBED BY SAN FRANCISCO BUILDING CODE

ESTIMATED COST OF JOB \$ 6,000.-	EXPEDITER REVENUE 7899	PLAN CHECK FEE REVENUE 7226			FILING FEE 7223 266.5	DEMOLITION NOTICE FEE 1212
		NEW CONST.	ALTERATION 75.40	SIGNS		
FIRE FEE 7299	DCP FEE 7081 194.60	FULL PLAN CHECK FILING 1/4 PLAN CHECK FEE <input checked="" type="checkbox"/> 8% STRUCTURAL <input type="checkbox"/> 7% ARCHITECTURAL <input type="checkbox"/> 5% ENERGY <input type="checkbox"/>			CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS CENTRAL PERMIT BUREAU	

9C03-01 (8/87)

BY [Signature]

(47)





APRIL 6, 1993

MR. L.M. KORNFELD  
CHIEF BUILDING INSPECTOR  
BUREAU OF BUILDING INSPECTION  
CODE ENFORCEMENT DIVISION  
450 McALLISTER, RM 101  
SAN FRANCISCO, CA 94102

DEAR MR. KORNFELD:

THIS LETTER IS IN REGARDS TO MY FAMILY'S  
PROPERTY AT 367 ARBORELLA BLVD. ON FEBRUARY  
24 MY BROTHER-IN-LAW AND I ATTENDED A DPW  
HEARING. WE RECEIVED AN ORDER OF ABATEMENT  
WHICH ORDERED US TO COMPLY TO A NINETY-DAY  
SCHEDULE TO 1) FILE FOR PERMIT 2) MEET  
CITY PLANNING REQUIREMENTS AND 3) COMPLETE  
BALANCE OF WORK. AS OF NOW, WE HAVE  
FILED FOR A PERMIT AND AWAITING APPROVAL  
(NO. 9304637).

ON MARCH 31 YOUR OFFICE SENT US A  
NOTICE OF NONCOMPLIANCE. I DO NOT UNDERSTAND  
WHY THIS NOTICE WAS SENT, IF WE ARE  
MAKING PROGRESS TO COMPLY WITH YOUR ORDER  
OF ABATEMENT.



THE NOTICE OF NONCOMPLIANCE REQUIRES  
US TO FILE AN APPEAL AND TO  
ATTEND ANOTHER HEARING. WE FEEL  
THIS IS UNNECESSARY AND BURDENOME. THE  
NOTICE ~~IS~~ WOULD BE APPROPRIATE IF WE  
DID NOT COMPLY WITH THE ABATEMENT  
ORDER, BUT WE ARE.

I DISCUSSED THIS ISSUE AT LENGTH  
WITH MR. NOLKE OF YOUR BUREAU. HE  
SUGGESTED I WRITE TO YOU TO EITHER  
CLARIFY YOUR BUREAU'S POSITION OR TO  
REQUEST A CHANGE IN BUREAU POLICY.

PLEASE ~~FOR~~ FORWARD YOUR RESPONSE  
TO ME AT 9 GLADEVIEW WAY SAN  
FRANCISCO, CA 94131.

Sincerely,

Richard J. Lee

RICHARD J. LEE

P.S. WE HAVE FILED THE APPEAL





CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301  
San Francisco, CA 94102  
558-6168

NATURE OF APPEAL

- ☐ Director's Order  
☒ Franchise Tax Board Notice  
☐ Superintendent's Complaint  
Waived Hearing

NOTICE OF DECISION


- ☐ ABSENT  
☒ PRESENT

Appellant Josefa R. Carroll  
Address 14 Roemer Way  
San Francisco, CA 94112

PROPERTY ADDRESS 14 Roemer Way  
BLOCK 6490 LOT 034  
HEARING DATE October 27, 1993  
APPEAL NUMBER 3381  
INSPECTOR Robert Noelke

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next hearing will be on November 24, 1993.

  
Neil G. Rains, AIA, Acting Secretary  
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(c) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: November 16, 1993

(50)







CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY  
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Date: October 12, 1993

Nature of Appeal:

Josefa R. Carroll  
14 Roemer Way  
San Francisco, CA 94112

- ☐ Director's Order  
☒ Franchise Tax Board Notices  
☐ Superintendent's Complaint  
Waived Hearing  
☐ Other \_\_\_\_\_

PROPERTY ADDRESS 14 Roemer Way

BLOCK 6490 LOT 034

APPEAL NO. 3381 S-NC-DEQ DC0

INSPECTOR Robert Noelke, CED

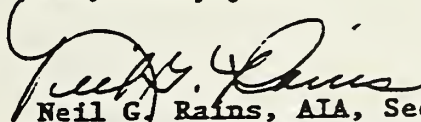
Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on April 19, 1993, will be heard by the Board at 1:30 p.m. on October 27, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

  
Neil G. Rains, AIA, Secretary  
Abatement Appeals Board

\* Original Notice of Hearing was sent to Appellant



APPEAL FILING  
File appeal with  
Abatement Appeals Board (AAB)  
1390 Market St., Suite 250  
San Francisco, CA 94102  
Tel. No. 554-8742  
FILING FEE: \$ 54.60

93-128

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Joseph R. Carroll  
Appellant

Appeal Number 3381

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 14 ROEMER WAY San Francisco. They contain 2 dwelling units and ORIGINAL rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

I'M BANKRUPT -

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above \_\_\_\_\_.

(5) The official address of the undersigned is:

14- ROEMER WAY  
SAN FRANCISCO CA. 94112

Tel. No. \_\_\_\_\_

Dated: 4/17/93

Joseph R. Carroll  
Signature (Print Name Below)

(52) - F

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)





JAN 10 1994

SAN FRANCISCO  
PUBLIC LIBRARY

**CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS  
MINUTES OF HEARING NO. 370  
November 24, 1993  
Room 282, City Hall at 1:30 P.M.**

**BOARD MEMBERS PRESENT**

William M. Abend, President  
Kenneth Bohegian  
Carl H. Ernst

**DEPARTMENT REPRESENTATIVES**

Neil G. Rains, A.I.A. - Acting Secretary of AAB  
Robert Noelke - Housing Inspector

**ABATEMENT APPEALS:**

#6501      132 Bertita Street  
Lawrence L. Laughlin  
c/o Betty Laughlin  
(Absent)

**DECISION:**      Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

#6502      689-691 Minna Street  
E. R. Stevenson  
c/o Richard Norris  
(Absent)

**DECISION:**      Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

#6503      532-536 Green Street  
Mary & Richard Tom  
c/o Frederick Tom  
(Present)

**DECISION:**      The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within sixty (60) days. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by January 24, 1994.

#6504      63-65 Henry Street  
Patrick J. Dwan  
c/o Pat J. Dwan  
(Absent)

**DECISION:**      Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.



#6505      1145 Hayes Street  
Hoy & Lurenia Henderson  
c/o Deborah Gellermann  
(Present)

DECISION:    President William Abend abstained from hearing this case. The case is set aside for next hearing to be scheduled on January 26, 1994.

FRANCHISE TAX BOARD HEARINGS:

#3384      689-691 Minna Street  
E. R. Stevenson  
c/o Richard Norris  
(Absent)

DECISION:    Appellant being absent and not represented, appeal is automatically denied. Notice of Noncompliance will be referred to the Franchise Tax Board.

#3385      3487-91 17th Street  
Lee Song K. & Chong Hwa S.  
(Absent)

DECISION:    Appellant being absent and not represented, appeal is automatically denied. Notice of Noncompliance will be referred to the Franchise Tax Board.

#3386      14-18 Woodward Street  
Bayani M. Miranda  
(Present)

DECISION:    The case is continued for sixty (60) days. The next hearing will be on January 26, 1994.

#3387      753-755-755A Minna Street  
Mary L. Kosewics  
c/o John J. Kosewics  
(Present)

DECISION:    The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within sixty (60) days. Franchise Tax Board will be notified if all required work is not done by January 24, 1994.

#3388      125 6th Street  
Nitin Kumar  
(Absent)

FINDING:      Case is abated.



FRANCHISE TAX BOARD CONTINUED HEARINGS:

#3363      1255 16TH Avenue  
Alfredo & Engracia Lagman  
c/o Richard M. Grabstein, Esq.  
(Present)

DECISION:    President William Abend abstained from hearing this case. The case is set aside for next hearing to be scheduled on January 26, 1994.

#3370      240 Ocean Avenue  
James D. Walsh  
c/o Neil Hartnett & Jerrold G. Kaufman  
(Present)

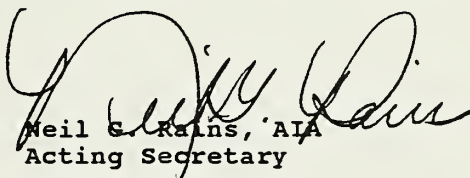
DECISION:    President William Abend abstained from hearing this case. The case is set aside for next hearing to be scheduled on January 26, 1994.

#3373      367 Arquello Bl.  
Lee Barbara & Eng Albert Tr.  
c/o Richard Lee  
(Absent)

FINDING:      Case is abated.

#3381      14 Roemer Way  
Josefa R. Carroll  
(Absent)

DECISION:    The hearing is extended for thirty days. The next hearing will be on January 26, 1994.

  
Neil S. Rains, AIA  
Acting Secretary

RN:ts

cc:    AAB Members  
      BBI Hearing Officer  
      Secretary, AAB  
      City Attorney  
      City Planning  
      Superintendent, BBI  
      Assistant Superintendent, C.I. Program, BBI  
      Public Library, c/o Jerry Roth  
      CED Record Clerk  
      Board of Permit Appeals, City Hall, Rm. 159-A  
      San Francisco Fire Department  
      San Francisco Public Health Dep't., Rm. 217  
      File









F  
5.10  
2  
22-93

Dept. of Public Works.

CITY AND COUNTY OF SAN FRANCISCO  
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS  
AGENDA OF HEARING NO. 371  
December 22, 1993  
Room 282, City Hall at 1:30 P.M.

DOCUMENTS DEPT.  
JAN 14 1994  
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ABATEMENT APPEALS BOARD MEMBERS

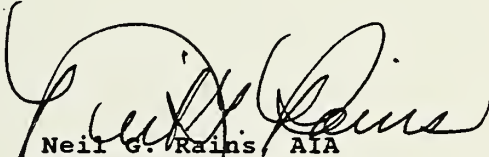
William M. Abend, President  
Kenneth Bohegian  
Carl H. Ernst  
Harry Jamerson  
Shirley C. Yawitz

DEPARTMENT REPRESENTATIVES

Neil G. Rains, Acting Secretary of AAB  
Robert Noelke, Housing Inspector, CED

Minutes

No agenda was scheduled for December 22, 1993 Abatement Appeals and Franchise Tax Board Hearings. The next hearing will be on January 26, 1994.

  
Neil G. Rains, AIA  
Acting Secretary

/ml

cc: AAB Members  
BBI Hearing Officers  
Secretary, AAB  
City Attorney  
City Planning  
Superintendent, BBI  
Assistant Superintendent, HID, BBI  
Assistant Superintendent, C.I. Program, BBI  
Public Library, c/o Jerry Roth  
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Agenda Only:  
Board of Permit Appeals, City Hall, Rm. 159A  
SF Fire Department  
SF Public Health Dep't. - Rm. 217  
Posting Copy at City Hall





